



MANOR GARDENS RATEPAYERS' ASSOCIATION

AGM MEETING MINUTES

6TH MARCH 2024 @ 17H30

SICA'S GUEST HOUSE
19 OWEN ROAD
WESTRIDGE
4091

Committee Members Present: Janus, Janice, Carri, Vicki, Jono, and Deidre

Apologies: Judy Robinson, Myles Steyn, Deline Wallace, Mare, Christof Spies, Jasmine Petzer, Claudia Foley, Sbahle Kubheka, Mr. Mohapi, and Shamin B.

1. **Formalities:** Welcome and thank you for taking the time to attend our Annual General Meeting. A special thank you to Ntombi who is from the "City", she is responsible for all the UIP's in the city, and she is going to explain the UIP to us.
The Quorum has been met and we can go ahead with the meeting.
Previous AGM meeting minutes: accepted by Deidre.

2. **Chairman's Report:**

I was asked to stand in as the interim chair of the Manor Gardens Ratepayers Association after the resignation of the Chairlady. This has not been an easy task, but thankfully a very hard working and supportive committee got most of the job done.

I would like to thank every person that contributed to the Ratepayers. Some made financial contributions, others dedicated their time, and some had green fingers and some influence on municipal staff to assist in cleaning and greening Manor Gardens.

I would like to make special mention and thank Tim, Yolande, Deline, Philippa, Errol, Andrew and everyone else that took on special projects.

Time is valuable and unfortunately it is the same people you call on time and time again. It would be so nice to have a dedicated team to assist with these duties.

I have had the duty of the City Liaison speaking to various heads of Departments and Call Centre managers to try and get things repaired. At present the city does not seem to do any proactive work.

Metro Police – We have had a special project with Metro Police and the CPF with regards to a special operation – Revive Mayville (Manor Gardens). We got allocated a certain number of members per shift to assist with VCP and enforcement. On average we did anything between 12 to

20 VCP / month, and I would like to thank CPF members and other volunteers as well as security companies for assisting.

Mayville SAPS – We have a good working relationship with Mayville SAPS. They joined us in a few VCP's and always assisted when a stolen or wanted vehicle entered the area. Crime is down and let's hope it stays this way. Mayville SAPS is the only area in Durban with a Green Checklist, which is a listing of all the crimes of the previous year, which in this year, all the numbers have decreased.

CCTV – At present we have over 70 cameras and 10 x ANPR cameras in the Manor Gardens area through Homeland Security Sa. The ANPR cameras area linked to SNIPR, and we get active alerts one a wanted vehicle triggers a camera. We have asked to have more cameras installed at strategic places at Rif/ Mary Thiphe; Clair; Essex (near Owen); Tighard and Glenwood Drive. We are still trying to source some funding for some of them. At present we are fortunate that we have a lot of security / Metro and SAPS members responding to these activations.

Security staff that represent various companies:

Fidelity SIU, Dew Force Security, Ensure, Urban Defence, Metro Police, Mzansi, Ranger, PT Alarms, TRT response, SAPS K9; Cartrack, Blue, eThekwini Dynamics, Marshall, Mobiclaw and DRK security.

From the period 1 March 2023 until 1 February 2024, we received a total of 5909 activations for a level 1 wanted vehicle that was listed by SAPS or a Global listing by security companies.

We have made numerous arrests and impounded many vehicles. The word has spread that it is not safe for criminals to come into Manor Gardens.

Electricity - We have had endless problems with electricity supply in parts of Manor Gardens due to illegal connections and overloads. We have reported this to NERSA, and they have asked the city for urgent feedback. The city was tasked to change our feed around, which they have not done.

The deputy head Veer has moved to a different department and unfortunately Luntu, his replacement has not been as good with communicating with us.

Streetlights - are still an issue and the city has been asked by NERSA to fix them.

Water - We have had major problems in the Clair / Manor / Dale Road area with burst water pipes. The city comes to repair today and tomorrow it is broken. According to our records we should be having PVC or plastic pipes, but they all seem to be the old asbestos pipes. Sewage blockages near the student accommodation and hospitals are also a major concern.

Roads - Roads dept came to do some temporary repair work to the roads. They also painted the lines on the roads. Unfortunately, we still have a few water leak holes to have repaired.

Parks - Besides cutting the verges, parks have been doing very little in the area. They came and assisted in Bank terrace and never returned to do the other work. We email them regularly with no reply. The only time we get assistance is in case of an emergency. The sidewalks are all overgrown. The Ratepayers have been looking at various ways to treat these without causing any damage to the environment.

Building / Planning - We have reported 11 x residences for possible building without plans or because of concerns of neighbours. Many builders were issues with stop work notices and some

had to have plans amended. Some plans get approved although many objections have been submitted. We have been asked to submit objections.

I would like to thank my committee.

My secretary – Deidre – Absolute superstar

Treasurer – Janice - Thank you for your assistance with the city liaison reporting.

Marketing – Ashley & Carri – Thank you.

Events - Vicki and Carri

Security – Jono, Andrew, and Chris

Thank you for all your assistance during the years.

3. **Finance:** Prepared By Jance see Xcel Report.

Janice thanked everyone for their contributions. She said that from one contributor we have gone to 41 contributors – from R200 to averaging R7000 per month since the 1st March 2023. This has enabled us to put some money towards the cameras in the area, in the last 10 months we have been able to pay a set amount towards them. The events have been profitable. MGRRPA being a nonprofit organisation we are not able to carry money, and at present money has been allocated to funding new cameras.

Opening Balance 1st March 2023 R3193.56 and closing balance R20343.97.

She appealed that if you are a contributor, to please fill in the “Forms” link which can be sent to you or take an application form and complete it and send it to us. She also asked when transferring your contribution, please to either put your address, phone number, or name as a reference, as at present she has money that has come in, and she is unaware from who it came from.

4. **Security:** Janus reiterated that there are only 41 contributors keeping Manor Gardens safe at present, but if the UIP were to be formed, everyone would have to contribute. He said that the area is 70 people short of the necessary quantity, to allow the UIP to go forward. We would be able to do a lot out there, we could employ a ‘cleaning and greening’ team and many other things. Janus reported the Pigeon Valley’s UIP is working incredibly well at present. He also explained that contributions to Homeland Security and Manor Gardens Resident and Ratepayers Association are two different entities and contributions. The MGRRPA pays a fee to the licencing of the SNIPR cameras but does not pay Homeland Security in any way. Homeland Security has been patrolling the Manor Gardens area as a free service, while the business has been growing. Homeland share the activations of alarms in the area with other security companies. Homeland Security is also working with Pigeon UIP and Glenwood UIP, so if a car comes in from that area, they share that information with us, so that we get early notification.
5. **Events Team:** Over the past year, the Manor Gardens Residents and Ratepayers Association Events Committee have been quite busy with community gatherings and fundraising initiatives. While several events in the community have the intention of elevating the visual aesthetics of Manor Gardens, we also hosted various fundraising initiatives. All of which had a secondary purpose of bringing the community together. Under our previous Chairlady, Deline Wallace, we hosted a few community gatherings at Mundy Park. In fact, she was the driving force behind the beautifully painted blocks along the bank of the Mundy Park Bus Stop area.

Events hosted by the Manor Gardens Residents and Ratepayers Management Committee in 2023 are, namely:

- Community Get-together and park clean up.
- Easter Block painting and park clean up at Mundy Park.
- Sold Pancakes and hosted a raffle at Glenridge Pre-primary's Fete
- Street Clean-up for Mandela Day.
- Sip and Paint event at Sica's Guest House
- Halloween Trick or Treat and Rugby World Cup Final Screening at Sica's Guest House.
- Year-End Community Braai.

The main purpose of the events is to raise funds, as well as raise awareness of our Association, and to uplift the community in an economic, environmental, and social aspect.

We are looking forward to bringing more community-based initiatives to the area, however Community participation is vital for Manor Gardens to be a great living space for all.

6. **SAPS REPORT:** WO Hirst was supposed to present the Crime States tonight, but he is presently on leave, so WO Seethall was going to attend on his behalf, but unfortunately, he was called into an Operational Meeting for Viscal Commanders, however he did forward the crime statistics for Janus to read out.

Last month there was 7 cases reported in the area, and unfortunately this month there are several more cases.

17/2/2024	Marche Ave	Break in without an implement.
9/2/2024	Glen Grove	Theft of PlayStation
9/2/2024	Entabeni Hospital	Carjacking
	Cnr Crookit Ave & Tighard Ave	Theft of cell phones x 2
	Elland Rd	Theft Car Battery
15/2/2024	Malcolm Rd	Burglary to a premises
	Dale Rd	2 students were robbed of cell phones.
15/2/2024	Elland Rd	Forceful entry into property
	Cnr Mary Thiphe & Marche	Robbing staff
	Mazisi Kunene	Theft general
28/2/2024	Bidston Rd	Theft out of motor vehicle

13 reported cases

4 arrests

7. **Metro Police Report:** have not arrived.
8. **UIP:** Ntombi Maema from the "City" came to discuss the advantages of a Urban Improvement Precinct or Special Ratings Area initiative in the area.
- Glenwood and Pigeon Valley have a UIP.
 - With strike action of DSW the UIP ambassadors are cleaning up the streets of Glenwood
 - They have a contracted Security company patrolling the streets (Homeland Security)
 - They have a branded UIP TRT Patrol Vehicle constantly in the area.
 - They have an additional unbranded vehicle also doing patrols.
 - All residents contribute to the UIP.
- What we need to do?**
- We must submit our assent of the area showing the boundaries of the UIP.
 - Ntombi will send a listing of all properties within these boundaries.
 - Ntombi will send an estimated budget of contributions from that area which comes from a stipulated percentage of the value of the properties.

- We need to sign a confidentiality agreement and a notice of intention agreement.
- Get the balance of the community to sign up and vote for the UIP.
- Ntombi will help setting up the UIP, until we are formalized.
- Once the Board is voted in, and Management is elected, Ntombi ensures that everything done is transparent.
- The community will know how the budget is constructed and how it is spent, she will also oversee that, and ensure that money is not spent on items that it has not budgeted for.

How is this extra money spent?

- A Budget need to be drawn up on how moneys are going to be spent.
- In this budget you can purchase more cameras for the area.
- Get a contracted company patrolling the area,
- You can get a security App.
- Cleaning and greening the area.
- Ensure that the municipality does regular maintenance to your area, so that the value of properties increases.
- She also explained that you can either employ Managers to run this UIP, or you can hire the services of a professional company to run it for you.
- Your UIP office once established will deal with all complaints, once you have reported to the relevant Municipal Dept, the UIP office will constantly be following up on your behalf.

In closing, she said that she will be happy to return and address any queries or concerns that the community and residents have. She said that we are surrounded by UIP's in the area, Florida Road, Glenwood, and Pigeon Valley. She also stated that she is aware that communities are frustrated with the government's lack of service delivery, however by joining the UIP initiative, we can rectify this by taking matters into our own hands.

She was asked about how marketing the UIP is done, and she says there are booklets that can be issued to the residents on the UIP's, however she felt the best marketing are those on board already, and they are to communicate with neighbours etc., also to hold MGRPA functions, where we are constantly motivating the UIP.

Ntombi said that time is of the essence, if we are wanting to get this UIP operating in 2025, She has opened herself to any questions or assistance required in the days to come.

9. **Nominations:** Janus called for the audience to please come forward and nominate themselves to join the committee to assist. Six were counted and told to see Deidre after the meeting to give their details.
10. **Waste Management Guest: Bryan Ashe,** said that the big problems we are facing in the area is water, with the long water outages. He was a part of an organization called Citizens Voice Water Service Variation. It was aimed at rural area, informal settlements, and low-income household. They started a training program which was spearheaded by the Dept of Water Affairs. eThekweni loved the idea and started initiating the program while it was still in the draft form. Training was given to those who were working in the Kwa Mashu area, Umlazi Area. Once areas were put into Zones, areas like Manor Gardens and Glenwood, which are Medium Income areas were excluded from the program.
The purpose of this program was to have responsible trained people who would report the water leaks and water quality. They are also taught how budgeting works when needing to have pipe replacements. These people would also work with the ward councillor of the area, so that he could motivate these repairs with the Municipality. Eventually, the politicians got involved and selected

their own committees, and then the process didn't work as well as it did in the beginning. Cape Town and Gauteng also ran with the program, but it wasn't successful.

He is still passionate about this project and would like to get it going again, but in the middle-income areas. He has the training modules and would like to get the buy in of the MGRPPA and others in the area. He would like to start with getting the water meters replaced. He said that he would ask Janus to share a pamphlet on the WhatsApp groups.

Zero Waste: he was a part of this project in 2002. In this, we everted all our waste, we made sure we did not use single use plastic. It was there that the theory of waste pickers could make a living out of separating waste.

Groundwork, which is a NGO ran with this idea, and was usually active at the landfill areas, which was very dangerous due to the heavy machinery in the area. They eventually moved on to the street pickers and formed a SA Waste Pickers Association. They have been functioning from the Cato Crest and Mayville area and they have been doing St Henry's School and Manor House on Mazisi Kunene Street, and they are now looking at expanding the area across the Glenwood Area as a pilot project. DSW are looking at working with this project, as the Governments have set targets with Municipalities for reducing refuse at landfill sites. They are very keen to get recycling back up and running.

With this initiative you will be give the waste pickers back their dignity and self-respect, as their task is very important in the whole recycling process. What we do want to achieve is that the residents start the cycle at home by splitting their refuse into different bags so that the pickers don't need to rummage through your waste. Many of these pickers work with the CPF's in the area as they are the eyes and ears of the neighbourhood. They also want the Ratepayers to help co-ordinate this in the various areas. The pickers will be given jackets so they can be identified and safety equipment like gloves. These waste pickers are also targets for the criminals as they know the waste pickers are paid cash.

He says they are looking for safe areas where these waste pickers can bring their collections and wait for the buyers.

He is hoping to host workshops in the Mayville and Manor Gardens areas to get people on board with this initiative. The result is that there is less waste going to landfill areas, the waste pickers have a safe purpose, which gives them back their dignity, and the recycling process is in the workings.

The waste needed for recycling is cold drink cans, milk bottles, cardboard, and paper. With DSW coming on board, maybe they can distribute clear waste bags to put these items into.

We want a safer greener planet.

11. **General:** none
Meeting ended