



**Waterkloof Homeowners
(& SafeWaterkloof)
Management
Structure & Committees**

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Table of Contents

Introduction	3
Entity relationships	3
Waterkloof Homeowners Association	3
RMS	3
SafeWaterkloof NPC	4
Stella Close	4
WHA/SafeWaterkloof/RMS relationships	5
Waterkloof Homeowners	5
Key Initiatives	5
Members	6
Keeping Waterkloof Safe	6
SafeWaterkloof Board	6
Objectives	6
SafeWaterkloof Directors	7
SW Committee	7
Objectives	7
Team	7
SW Area captains	8
Objectives	8
Team	8
SW Street captains	8
Objectives	8
Team	9
Media team	10
Objectives	10
Team	10
Civil Construction Team	10
Objectives	10
Team	11
Gate house team	11
Objectives	11
Team	11
Guarding team	11
Objectives	11
Team	11
CCTV team	12
Objectives	12

Waterkloof Homeowners (and SafeWaterkloof) Management structure and Committees

Team	12
Marketing Team	12
Objectives	12
Team	12
Admin team	13
Objectives	13
Team	13
IT team	13
Objectives	13
Team	13
Finance team	13
Objectives	13
Team	13
Crime team	14
Objectives	14
Team	14
Legal team	14
Objectives	14
Team	14
Embassy team	14
Objectives	14
Team	14
Estate Agents Team	14
Objectives	14
Team	14

Introduction

This document outlines the various relationships between other entities, committees and subcommittees outlining their responsibilities and members/team structure.

Entity relationships

Below are the respective entities with their relationships:

Waterkloof Homeowners Association

The Waterkloof Homeowners Association (WHA), which has been in existence for many many years, was formed decades ago by committed community members to serve and protect the interests of the residents of Waterkloof. It is governed by a constitution and has legal personality. Its website records that its key initiatives are:

- Keeping Waterkloof safe and peaceful;
- Dealing with issues of traffic, town planning and rezoning, current development challenges; and
- Keeping Waterkloof beautiful.

It has always been the intention of the committee members of the WHA to act in the best interest of Waterkloof;

During the beginning of this century, the WHA embarked on an initiative of attempting to close the suburb. This was not successful due to lack of interest and resistance to such closures from the City of Tshwane (COT).

RMS

As the security situation in Waterkloof deteriorated, the WHA was instrumental in starting a security initiative where armed guards would patrol its streets. To this end a non-profit company known as Abrina 4102 NPC, Registration Number 2006/029183/08 t/a RMS Residential Management Services was formed in 2006. Although the initial directors were committee members of the WHA, the company operated separately and was exclusively responsible for the implementation of this security initiative.

RMS has continued to operate on this basis and was managed by the late Carl Stegmann over a lengthy period working closely with the SAPS, municipal police and CPF. Carl, shortly before his death, resigned from RMS and currently Martin Coetzee, Gretha Uys, Dihan Slabbert and David Morgan are the directors.

RMS continues to operate profitably, providing security services to its clients, who are mainly residents of Waterkloof through an arrangement with Interactive Security;

SafeWaterkloof NPC

In 2017, the crime in Waterkloof had become so bad, that it was decided by the WHA to investigate other alternatives to deal with the security issue. Just prior to this Stella Close had also embarked on a similar initiative. A security sub-committee was instructed to investigate this and report back to the main WHA committee. Various measures were considered and it was eventually concluded, after consultation with numerous parties including Jan Malan of StreetSafe, that the most effective measure would be to implement measures to restrict access to the neighbourhood and redirect traffic through the suburb;

In collaboration with the Stella Close initiative, and on legal advice received, SafeWaterkloof NPC was created mainly as a vehicle for the submission of the Application for access restriction measures to Waterkloof and parts of Brooklyn and Waterkloof Ridge in terms of the Gauteng Rationalisation Local Government Affair Act 10 of 1998. It is a separate legal entity with its own board of directors and since 2020, all issues relating to the access restriction application and its implementation have been handled by Safewaterkloof NPC;

Company documents are available:

- [MOI](#) (Annexure in the collaboration agreement with Stell Close)

Stella Close

Stella Close joined forces with SafeWaterkloof in late 2017. A collaboration agreement was signed between the above parties. This agreement was drafted by Paxton. The agreement had a sunset clause of Dec 2020 as this would have become one initiative by 2020 and the collaboration agreement would have not been required. A new collaboration agreement has been entered into.

Link [here](#) to the collaboration agreement between SW and Stella Close.

WHA/SafeWaterkloof/RMS relationships

There is, however, a close link between the members of the WHA, SafeWaterkloof and the directors of SafeWaterkloof NPC;

In conclusion, it is important to emphasize the following:

- a. When it became apparent, after lodging the application for access restriction with the COT, that the latter was making no progress in considering this application, the WHA advanced funds to SafeWaterkloof NPC to enable it to cover legal costs to launch the urgent application against COT and obtain the order which enabled the closure to proceed;
- b. As the objective of RMS, which, as indicated above is also a non-profit company, is to see to the security of the area within which it operates including Waterkloof, it was considered at the time that it should be the company used as the vehicle for the closure of the suburb. After advice received from auditors and Paxton, this was abandoned as it would have had tax and implications for the SafeWaterkloof initiative;
- c. Safewaterkloof NPC was then formed for purposes of the urgent court application;
- d. When the payment of legal costs incurred by Safewaterkloof NPC in opposing applications brought by a Mrs van der Merwe to set aside the order authorising the closure of Waterkloof, were blocked, RMS has advanced funds from time to time to SaveWaterkloof NPC to cover these legal costs. The intention is that once the SafeWaterkloof initiative is up and running and SafeWaterkloof NPC is fully functional in terms of the security initiative, RMS will be closed down and its assets transferred in terms of the provisions of the Companies Act and its MOI to a non-profit company having similar objectives as its own.

Waterkloof Homeowners

Key Initiatives

- A. Keeping Waterkloof Safe (SafeWaterkloof)
- B. Keeping Waterkloof Peaceful
 - a. Traffic
 - b. Town Planning & Rezoning
 - c. Current Development challenges
- C. Keeping Waterkloof Beautiful

Members

Waterkloof Homeowners committee is made up of the following members:

Role	Name	email
Chairperson	Gretha Uys	mgu@mweb.co.za
Vice Chair	Martin Coetzee	martin@findlay.co.za
Secretary	Louis Weitz	lweitz@turntown.co.za
Treasurer	Greg Palmer	greg@palmerclan.us
Sub Committees		
OPERRA	Richard King	dickking@mweb.co.za
Communication & Public Relations	Nicholas Smith/Louis Weitz	l.weitz@turntown.co.za
General Upkeep - Waterkloof Walkways	Adri Brooks	adribrooks@gmail.com
Heritage and Embassies	Ronel Rogers	blackawhite@mweb.co.za
Town Planning	Craig Thompson	craig@thompsonattorneys.co.za
	Gretha Uys	mgu@mweb.co.za
Infrastructure (Utilities)	Charl Barnard	charl.barnard@gmail.com
IT	Ruan Strydom	ruan@tinmandigital.co.za
Illegal Businesses	Dihan Slabbert	dihan@stangeria.co.za
Safety (SafeWaterkloof)	Greg Palmer	greg@palmerclan.us
Traffic	Gretha Uys	mgu@mweb.co.za

Keeping Waterkloof Safe

SafeWaterkloof Board

Objectives

The responsibility of the board is to

- a. Maintain adequate accounting records and is responsible for the content and integrity of the financial statements and related financial information;
- b. Prepare financial statements in accordance with the International Financial Reporting Standard for Non-Profit companies;
- c. Develop policies;

Waterkloof Homeowners (and SafeWaterkloof) Management structure and Committees

- d. Engagement with service providers;
- e. Risk management in the company is on identifying, assessing, managing and monitoring all known forms of risk across the company

SafeWaterkloof Directors

Name	Email	Status	Comment
LeRoy Olivier		Active	Stella
Isak Minnaar	isak@ijmfin.co.za	Active	Stella
Gretha Uys	mgu@mweb.co.za	Active	
Ruan Strydom	ruan@tinmandigital.co.za	Active	
Ryno De Leeuw	ryno@twincity.co.za	Active	
Greg Palmer	greg@palmerclan.us	Active	
Martin Coetzee	Resigned	Removed	
Louis Weitz	Resigned	Removed	
Kai Reuning	Resigned	Resigned	Stella
Scholtz Fourie	Resigned	Resigned	Stella
Riana Fourie	Resigned	Resigned	

SW Committee

Objectives

Manage and oversee operational activities.

- a. Marketing and Collection of cash
- b. Newsletter and promotional material

Team

Committee comprises Area captains

- Rose Williams (Area Captain - Area 3)
- Eunice van Wyk (Area Captain - Area 4)
- Corrie Pelsler (Area Captain - Area 5)
- Ruan Strydom (Area Captain - Area 6)
- Craig Thompson
- Ryno De Leeuw (Lead Guarding)
- Nicholas Smith
- Louis Weitz

Waterkloof Homeowners (and SafeWaterkloof) Management structure and Committees

- Lindsay Harris (Lead Coms)
- Martin Coetzee (lead Legal)
- Gretha Uys
- Laurens Cloete
- Greg Palmer

SW Area captains

Objectives

- Manage street captains
- Build team
- Fulfill all SC posts

Team

Area	Area Captain	Mobile	Email
3	Rose Williams	0825513474	rose@pressingissues.co.za
4	Eunice van Wyk	828833300	Eunice@twincity.co.za
5	Antoinette McKechnie	0832618387	antsmck@gmail.com
5	Corrie Pelser	0825563423	corrie.gotitalpromotions@gmail.com
6	Ruan Strydom	0823344506	ruan@tinmandigital.co.za

SW Street captains

Objectives

- Manage and track residents within their blocks
- Push for payments

Waterkloof Homeowners (and SafeWaterkloof) Management structure and Committees

Team

See street captains

Block Number	Street Captain	Spouse	Last Name
1	Mignon		Britton
3	Henri		Meyer
4	Cornel		Taljaard
6	Antoinette	Bill	McKechnie
7	Div		Nel
8	Corrie		Pelser
9	Adri	Jannie	Brooks
10	Charl		Theron
13	Nicholas		Smith
14	Dave		Morgan
20	Corli		van Heerden
21	Gordon		Kraut
23	Peter		van de Spuy
24	Louis		Weitz
25	Kotie		Perold
26	Chris		Rodger
27	Johann		Dippenaar
28	Lise		Smuts
30	Lindsay	Rodger	Harris
31	Craig		Thompson
33	Danelle		Serfontein
34	Rose		Williams
38	Dihan		Slabbert
39	David		de Wet
40	Frans	Salme	Maritz
43	Kerneels		Esterhuyse
44	Sibongile		Mdluli
46	AD		Smit
47	Henrike		Putter
49	Laurens		Cloete

Waterkloof Homeowners (and SafeWaterkloof) Management structure and Committees

50	Ruan	Corli	Strydom
51	John		Meyer
54	Rohan		Marais
56	Martin	Hanlie	Coetzee
60	Johan		Esterhuizen
62	Izak		Minaar
64	PJ	Mignon	McKechnie
65	Linda		Grobler
67	Marian		Cloete
69	Divan		Prinsloo
71	Kai		Reuning

Media team

Objectives

- Newsletters
- Branding
- Promotional material

Team

- Lindsay Harris (Lead)
- Adrian Kruger
- Corrie Pelsler
- Ruan Strydom
- Mandy Palmer
- Greg Palmer
- Louis Weitz

Civil Construction Team

Objectives

Oversee tender process, adjudication, construction and facilities Management

Team

- Jan Malan
- Leendert - Civil Concepts
- Andre Moolman - QS
- Ryno De Leeuw
- Louis Weitz QS
- Greg Palmer - Civil
- Isak Minnaar

Gate house team

Objectives

Oversee the gate house design, tendering and installation

Team

- AD Smit - architect
- Jan Malan
- Rodger Harris - electrical
- Louis Weitz
- Ryno De Leeuw
- Greg Palmer
- Gretha Uys

Guarding team

Objectives

Tender process, adjudication and negotiation

Team

- Jan Malan
- Ryno De Leeuw (Lead)
- Nicholas Smith
- Greg Palmer
- Gretha Uys
- Craig Thompson
- LeRoy Olivier

CCTV team

Objectives

Oversee CCTV implementation

Team

- Jan Malan
- Nicholas Smith
- Ryno De Leeuw
- Charl Barnard
- Greg Palmer

Marketing Team

Objectives

Chasing down deposits, organizing

Team

- Corrie Pelsler
- Rose Williams
- Mandy Palmer
- Adriaan Kruger
- Nicolas Smith
- Greg Palmer
- Laurens Cloete
- Antoinette Mckechnie
- Adri Brooks
- Divan Prinsloo
- Marian Cloete
- Doreen Naude
- Louis Weitz
- Ruan Strydom (Lead)

Admin team

Objectives

Oversee admin tasks

Team

- Rose Williams
- Eunice van Wyk
- Nicholas Smith - crime stats
- Louis Weitz
- Greg Palmer

IT team

Objectives

Responsible for the IT up keep of website.
Thank you Tinmandigital for IT/data/website support.

Team

- Ruan Strydom
- Adrian Kruger
- Emile (Tinmandigital)
- Greg Palmer

Finance team

Objectives

Oversee finance activities. Reporting

Team

- Ryno De Leeuw
- Greg Palmer

Crime team

Objectives

Track and add crime and suspicious persons and vehicles to the Database

Team

- Nicholas Smith
- Brenda Neale
- Greg Palmer

Legal team

Objectives

Oversee legal activities

Team

- Martin Coetzee
- Gretha Uys
- Craig Thompson

Embassy team

Objectives

Engage with embassies

Team

- Gretha Uys
- Greg Palmer
- Lisa Smuts

Estate Agents Team

Objectives

Engage with Estate Agents to promote signup of new owners

Team

- Ryno De Leeuw (Lead)
- Greg Palmer