



MUCKLENEUK



LUKASRAND

EIENAARS- EN INWONERSVERENIGING
PROPERTY OWNERS AND RESIDENTS ASSOCIATION

ANNUAL REPORT 2019

**MUCKLENEUK LUKASRAND PROPERTY OWNERS AND RESIDENTS
ASSOCIATION (MLPORA)**

ANNUAL REPORT 2019

ARE WE MAINTAINING THE QUALITY OF OUR NEIGHBOURHOOD?

What does a Resident's Association do? Is it useful? Do we need one for Muckleneuk and Lukasrand? Is MLPORA doing the right thing?

It is undisputed that our neighbourhood on top of the hill is a real gem in the heart of Pretoria.

MLPORA has existed for some 25 years with the aim of protecting and advancing the interests of all owners of fixed property and residents of the suburbs of Muckleneuk and Lukasrand. Depending on the needs of the neighbourhood, we have focused on different portfolios and have grown our outreach.

This Annual Report seeks to provide you with a brief update on what MLPORA has undertaken in the past year. Perhaps it will entice you to join existing portfolios you feel you can make a contribution to, or suggest new areas of intervention.

Having only served as chairperson of MLPORA for one year, there is much more for me to learn. What I could confirm was what I felt to be a truth all along – the resident's association is nothing without its members contributing information, sharing thoughts and making - in their own way their contribution towards making the neighbourhood a better place. Especially during these challenging times, I want to thank each and every one of you for giving the sense that we are in this together. There are too many members to name, but your acts of kindness and compassion, picking up cigarette butts, taking in a runaway dog, reporting broken streetlights, checking in on neighbours do not go unnoticed!

I want to single out Isabeau Southwood, who is stepping down as a MLPORA committee member after over 20 years! Not only has she been heading the town planning portfolio, fighting against non-permitted land use on behalf of residents, attended countless hearings and meetings and patiently shared her knowledge over and over, she has also hosted the monthly MLPORA meetings for years and years at her lovely house! THANK YOU, ISABEAU!

My short time as Chairperson is also coming to an end, as our family prepares to welcome a new little member. Thank you for a steep learning curve, thank you for the wonderful, dedicated and supportive MLPORA Committee – I am proud to be a resident here!

MEMBERSHIP

All residents and households are automatically members by virtue of residing in, or owning property in Muckleneuk or Lukasrand. A voluntary contribution of R200 per household per year can be paid directly into MLPORA's bank account:

MLPORA
ABSA
Account number:
90-7121-3740

To ensure we have your correct contact details, please fill in the [membership form](#) online.

Reach us at:
info.mlpora@gmail.com

Contact Yvette to join the social media groups:
082 460 6565

 @MLPORA

 @mlpora_za
#HillWithAView

MEMBERSHIP

Niël Roux

Although having accurate and up to date information about the residents and households that reside in Lukasrand and Muckleneuk, it remains very difficult to obtain, update and confirm this data.

Although a number of data gathering exercises were attempted (dropping membership forms, reminders to update details on Telegram, a street data collection in Smith Street) these attempts are fractured and not sufficient to maintain an accurate database of residents. While data on the households that use Telegram are relatively up to date, they do not represent more than, perhaps, a quarter of households in the neighbourhood.

We, therefore, remain dependent upon members to inform us when they relocate, or when neighbours move in or out of the neighbourhood. Knowing about new arrivals would not only assist us to maintain our database, but it would assist us to introduce the new residents to the community and the wonderful initiatives were are involved in.

Remember, information is confidential and it will only be used to contact members and to conduct aggregate level analysis of trends that might affect the neighbourhoods.

Membership

According to the records, 69 membership payments were recorded in 2019, compared to 65 payments during the previous year. These figures are, however, slightly misleading as one payment (a standing debit order) was made 12 times, and 2 persons contributed twice each. The number of unique contributors therefore stands at a measly 55 members for 2019.

We are, however, thankful that a total of R11 250 were contributed though membership renewals, compared to R 11 900 in 2018.

Membership fees

	Members		Fees	
	2018	2019	2018	2019
Jan	5	6	500	700
Feb	9	4	1050	650
Mar	4	32	1300	4550
Apr	8	13	1550	2300
May	4	2	450	200
Jun	11	2	1800	700
Jul	1	1	100	100
Aug	5	2	800	350
Sep	2	1	300	100
Oct	3	1	700	100
Nov	9	2	2400	200
Dec	4	3	950	1300
Total	65	69	11900	11250

Membership by street

Most membership renewals came from residents in Berea street (8), followed by a number of streets on 4 (Loveday, Ridge, Troye). We were unable to link a relatively large number of deposits to particular members.

	Members		Fees	
	2018	2019	2018	2019
Berea	8	8	2050	1100
Celliers	1	1	100	100
Devenish	2	3	300	400
Dougall	5	4	700	750
John	3	2	400	200
Klip	1		200	
Kruin	2	2	700	200
Leyds	3	2	700	300
Lingbeek	1	1	100	100
Loveday	2	4	200	400
Lukas		3		400
Mears		1		100
Middelberg	1	2	100	300
Ormonde	2	2	200	400
St Patrick	2		300	
Florence Ribeiro	1		100	
Ridge	2	4	200	500
Sibelius	2	3	1100	1200
Silver	1	1	500	500
Smith	1	1	100	100
Troye	4	4	750	700
Willem Punt	4	2	800	200
(blank)	17	19	2300	3300
Total	65	69	11900	11250

Approximately 50% of households (25) contributed in both years, while the rest were unique contributions in one year or the other.

COMMUNICATION

Yvette Loots

We have been trying and testing different formats and platforms to engage efficiently with the neighbourhood. It has and still is an ongoing journey and we thank you for your patience. Although we lost a few people switching from email, to D6 and now Telegram, we definitely also gained several valuable members in the past year.

Telegram

Our main focus with telegram is to get people aware of what is going on in the neighbourhood, from illegal spaces, to great events, to new developments and up to date security updates (thanks to MHSI). In addition to it

being the information hub, Telegram aims to become the voice of the community for everyone who is not always able to join events or meetings.

Having regard for this, it is also important to know the WHO about the community. Addresses and contact details play a vital role in building a reliable database where upon neighbours can be assisted to sort out problems, find their pets and actually be able to engage with one another where else it would have been impossible.

Increasing our reach

The **Info hub group**, which is the heartbeat of information collated through several sources and our Councillor's assistance, now stands at 248 members whose details have been verified. It may sound like quite a number, but in the bigger picture of our community, we make the assumption that there are at least 2 people of the same household on the group, bringing the verified information down to 120 people. Given that there are about 400 ervens in the area, we are not even covering half of the residents we would like to be communicating with. The other important groups like **CoT Escalations** and **Security** stand at 324 and 333 members, again with potential for increasing our reach, as several household members being part of these groups to be able to report issues.

We are not on a mission to build an empire of information, but rather building a voice to which Council can respond to. Please assist and invite your neighbour and newbies to the area to get onto telegram and get informed, but even better get involved the way in which you can contribute in your own way to a better, safer, well looked after neighbourhood.

For a full list of the available groups you can join, please contact Yvette!

TOWN PLANNING

Isabeau Southwood

This has been my portfolio since the Association was reconstituted after it had become dormant in the mid-1990's. Roundabout 25 years. It is time for new and younger blood and ideas and I will therefore not be standing for the MLPORA EXCO again. If we (MLPORA) want to continue adding value to the neighbourhood, the importance of this portfolio is clear. It is the basis of ensuring that the neighbourhood retains its quiet and peaceful residential character.

Town planning cannot be managed without some legal knowledge on the Committee, preferably by a legal practitioner. I urgently appeal to those practitioners (and there are quite a number) in the area to make themselves available. Without that, it is impossible for this Committee to try and control the creeping illegal land use and applications for development that will spoil our suburbs. You live here. It is to your own advantage and for the preservation of our unique and beautiful surroundings. Even if you can't attend the AGM, please offer your services. You will receive professional town planning assistance. This is critical. We do not have the funds available to employ an attorney every time we need to write an objection or appear at a hearing.

SECURITY IN MUCKLENEUK AND LUKASRAND

Robert Cameron-Ellis

Our vision remains an open neighbourhood where residents and visitors feel safe to live, walk the streets and interact. This requires all of us to contribute positivity.

As a community we all need to:

- Exercise vigilance
- Identify risks
- Respond to incidents
- Support our neighbours
- Use the community approved security companies ADT and Interactive to ensure targeted responses

The Muckleneuk Hill Security Initiative now has 91 members who communicate daily about security issues. There are 9 WhatsApp groups who share local incidents.

Our crime statistics show a downward trend over the last 5 years – with significantly less major incidents than in the past.

Minor incidents (water meters, bins and light fittings) are on the increase, and cable theft remains a problem. As other areas become gated and informal settlements emerge, we will need proactive measures to maintain the status quo.

As a community we can do more to maintain the quality of the neighbourhood:

- More people can join MHSI and its radio network
- More business and security guards can be integrated into our responses
- We can actively contribute to high quality video surveillance and rapid armed response

STREET LIGHTS

Ruan van Loo

The main purpose of the street light update portfolio is to make sure that our community is lit up at night, which provides us with a sense of safety and helps pedestrians find their way in the dark. Secondly, efficient lighting helps with security, preventing crime, or – in the case of an incident - enabling better camera footage and reducing the amount of dark hiding spaces for criminals, who like to operate at night.

We have a great system that really helps with all City of Tshwane matters. If you upload your service delivery reports and references on the spreadsheet we created, we send weekly emails to the relevant city officials, which helps both parties to assist and track progress on reported matters.

We really do appreciate those that have used the system and please keep on using the system as it works efficiently and can aid in problems being solved as soon as possible.

KRUIIN PARK

Titia Tabak

Did you know that Kruin Park offers health and well-being benefits? Research shows that these benefits are most easily achieved through small-scale, accessible sites exactly like Kruin Park. Here you can walk for over an hour and not go on the same path. Its location and the rare quality and diversity of its bushveld in a city environment give it significant conservation value. Preserving our green spaces and looking after our indigenous flora is vital for us and future generations. We are very privileged to have this precious resource on our doorstep. And what do you think of the socials during the work parties, putting hands together to open an extra entrance, or during the meetings? Are we doing enough to maintain the quality of our neighbourhood?

COMMUNITY BUILDING

Terence Smith

Where can you watch movies under the stars, socialise with your neighbours over a delicious home-cooked meal, be serenaded by a French accordionist, get your body in shape, attend a fascinating talk, or enjoy impressive views out over the city while relaxing with family and friends, all in one place, in Muckleneuck? At The Commons, that's where!

And to think that just a little over three years ago this space in the shadow of the iconic Telkom Tower was a neglected eyesore attracting antisocial activities. Today, it has become the social heart of the Muckleneuk and Lukasrand community, thanks to the combined efforts of dedicated volunteers and the active participation and generosity of the community at large.

Over the past year, The Commons Working Group has been hard at work making sure The Commons is maintained in tip-top condition and is filled with community life. Since the last AGM, there have been six movie nights, an Autumn Harvest Table in April, a Winter Warmer Soup Social in July, and the Jacaranda Food Heritage Social in October. All funds donated through these events are used strictly for the ongoing maintenance of The Commons, and for saving towards its further development. In certain cases, The Commons also provides a space for other community stakeholders to host small fundraisers for non-profit charitable causes.

Not only is The Commons appreciated by our community. It was recognised with a commendation in the Institute for Landscape Architecture in South Africa's Awards of Excellence in September 2019.

Plans for the coming year? Another exciting programme of social events, including eight movie nights, three food markets, two talks, and a Mandela Day work party. There are also the shape and tone classes, which take place every Tuesday and Thursday. In terms of further upgrades to The Commons, the focus for the next year will be to improve lighting in the space, and to secure a container for storage.

The Commons. For the community, by the community.

HERITAGE

Zendré Compion

Muckleneuk is one of the oldest and certainly one of the most picturesque neighbourhoods in Pretoria. Established in the 1890's, this neighbourhood has a rich heritage in buildings, parks and people that represent it.

The heritage value of Muckleneuk adds to its beauty as well as to the intrinsic value of the neighbourhood. We can all contribute to the value of this community by adding any interesting facts or oral histories to enrich the story of Muckleneuk.

We invite anyone who has stories of Muckleneuk residents, buildings, events over the years to submit information, photos or written accounts to MLPORA and to be shared on our community facebook page or in our community newsletter.

SOCIAL CONCERNS

Mike Batley

There has not been much development on the social concerns desk over the past year, partly due to my own lack of capacity to drive this portfolio and partly due to the complexity of the issues.

The aims of the desk remain unchanged:

- to create an awareness of the resources for homeless people available in the CBD
- to encourage residents to support these organizations both financially and in terms of expertise.

The 2 main issues that we have been concerned with for the past several years are homeless people and people begging in our neighbourhood as well as the issue of informal recyclers.

At present we are renewing our efforts to compile an up to date, user-friendly list of resources. We would also like to renew our call for anyone with interest or expertise in the area of recycling, from whatever perspective, to assist in shaping a way forward on this issue.

Recycling: a Social, Environmental and Security Issue

Yvette Loots

Recycle - what a most admirable and "new age" thing to be part of, which however requires time and effort from everyone. With the vastness of different outlooks and opinions of our community on the informal recyclers vs formal recycling, I reckon a student might find it well worth his or her time to write a thesis on this in our area alone.

Without going into a debate and definitely not opening this Pandora box, all I have to say is, recycle! We have been able to provide you with two options

- (1) sort your things and leave it next to the black dustbin for the informal recyclers to go through, take the highest trading items and leave the rest for you to put in your bin for next week's collections, as the Municipality won't collect any bags next to the bin; or
- (2) you sort your clean recyclables vs waste material (not even asking you to sort the recyclables by type) and bring it to Obakeng Grassroots Recycling initiative on a Monday morning, so he can sort it, sell it and pay for his ongoing Master's Degree.

Yes, it takes a bit of effort to drive to Krui Park, park, get out of your car, open the boot and give your bag to Obakeng. But just maybe if you consider it, this little effort is worth the social and environmental impact! Either way - I reckon there is some effort involved, you decide 😊

FINANCE

Japie van der Laan

MUCKLENEUK LUKASRAND PROPERTY OWNERS AND RESIDENTS ASSOCIATION

ANNUAL FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2019

CONTENTS	PAGE
Balance Sheet	2
Income Statement	3

PREPARED BY TREASURER



TREASURER

APPROVAL AND STATEMENT OF RESPONSIBILITY

In terms of the Constitution the Executive Committee decided that no audit would be required for the Financial Statements for the year ended 31 December 2019 due to cost there-of and the small amount of transactions during the period.

APPROVED



CHAIRMAN



VICE-CHAIRMAN

6 March 2020
DATE

MUCKLENEUK LUKASRAND PROPERTY OWNERS AND RESIDENTS ASSOCIATION
BALANCE SHEET AT 31 DECEMBER 2019

	<u>2019</u>	<u>2018</u>
ASSETS		
CURRENT ASSETS	146,858	111,494
Investment account	79,824	75,069
Savings account	67,034	36,425
TOTAL ASSETS	<u>R 146,858</u>	<u>R 111,494</u>
RESERVES AND LIABILITIES		
RESERVES		
Accumulated MLPORA surplus	99,612	94,839
Commons Funds	44,125	12,655
Income to date	171,469	125,350
Expenditure to date	(127,344)	(112,695)
Kruinpark surplus	2,621	4,000
Income to date	9,304	5,104
Expenditure to date	(6,683)	(1,104)
CURRENT LIABILITIES		
Security funds received	500	-
TOTAL RESERVES AND LIABILITIES	<u>R 146,858</u>	<u>R 111,494</u>

MUCKLENEUK LUKASRAND PROPERTY OWNERS AND RESIDENTS ASSOCIATION
INCOME STATEMENT FOR THE YEAR ENDED 31 DECEMBER 2019

	<u>Budget</u> <u>2020</u>	<u>Actual</u> <u>2019</u>	<u>Budget</u> <u>2019</u>	<u>Actual</u> <u>2018</u>
Income				
Membership and Donor contributions	20,000	11,500	20,000	11,800
Interest	5,000	5,353	4,800	4,848
	<u>25,000</u>	<u>16,853</u>	<u>24,800</u>	<u>16,648</u>
Admin Expenditure				
Bank Charges	(1,000)	(586)	(100)	(70)
Subscriptions	(1,000)	(1,000)	(600)	(1,550)
Internet cost	(1,000)	(941)	(1,400)	(1,376)
Stationery / Newsletters	-	-	(1,000)	-
Phone Calls	-	-	(500)	(300)
AGM cost	(2,500)	(2,153)	(2,500)	(2,145)
D6 Expense	-	(3,400)	(6,000)	(4,537)
Legal Expenses	(5,000)	-	-	-
Total Expenses	<u>(10,500)</u>	<u>(8,080)</u>	<u>(12,100)</u>	<u>(9,978)</u>
Available Funds	14,500	8,773	12,700	6,670
Allocation				
Commons	(4,000)	(2,000)	(4,000)	-
Kruinpark	<u>(4,000)</u>	<u>(2,000)</u>	<u>(4,000)</u>	<u>-</u>
Surplus for the year	6,500	4,773	4,700	6,670
Accumulated surplus beginning of the year	99,612	94,839	94,839	88,169
Accumulated surplus end of the year	<u>R 106,112</u>	<u>R 99,612</u>	<u>R 99,539</u>	<u>R 94,839</u>

Note: The budgeted contributions to the Commons and Kruinpark will only be possible (proportionally) if the income as budgeted is achieved.

MLPORA
Financial Results January to December 2020

	January	February	March	April	May	June	July	August	September	October	November	December	Total to Date
Balance beginning of period													
Investment account	79,824	73,568	-	-	-	-	-	-	-	-	-	-	79,824
Savings account	67,034	80,224	-	-	-	-	-	-	-	-	-	-	67,034
	146,858	153,792	-	-	-	-	-	-	-	-	-	-	146,858
Transactions													
Income													
Interest	460												460
Member fees	3,400												3,400
Kruijnpark income	5,850												5,850
The Commons Income	500												500
Expenditure													
The Commons	(2,700)												(2,700)
Kruijnpark	-												-
Bank charges													
Subscriptions	(380)												(380)
Internet	(196)												(196)
AGM costs													
Legal costs													
At month end	R 153,792	R 153,792	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 153,792
Investment account	73,568												73,568
Savings account	80,224												80,224
Balance end of period	R 153,792	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R 153,792
MLPORA	102,896												
The Commons	41,925												
Kruijnpark	8,471												
Creditor	500												
	R 153,792	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -	R -

End.