



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: 2 June 2023

Ruben Theodor Fitchat

91 Frangipani Street
Kleinbron Estate
BRACKENFELL
7560

By email: theo@cluedapp.co.za

Dear Sir/Madam

DEMAND FOR PAYMENT OF ARREAR LEVIES: R3 130.53

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,

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- 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. 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 plus interest, amounting to R3130.53 as at date hereof (which includes the 1 June 2023 levy) 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
 Reg No: CSOS/REG/16/WC/003672
 Email.: mary-ann@osro.co.za
 Contact No.: 219100707

ADDRESS
 PO Box 2000
 BELLVILLE
 7535

FITCHAT R T & S
 Frangipanistraat 91,
 Klein Bron Landgoed,
 Brackenfell

Door No 15152
 Reference: FIT001-D15152
 Tel: 27603401315
 Email: theo@cluedapp.co.za

STATEMENT

DATE
2023-06-01

Date	Source	Description	Debit	Credit	Cumulative
2023-03-01		Balance b/f	0.00	0	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

120+ days	90+ days	60+ days	30+ days	Current
0.00	130.00	996.65	1 008.88	995.00

BANKING DETAILS				Total Due
Bank Name: ABSA	Reference: FIT001-D15152			R 3 130.53
Account Number: 4054422109	Account Holder: KLEINBRON ESTATE HOMEOWNERS ASSOCIATION			
Branch Code: 632005	Account Type: CURRENT			
	Branch Name: SANTYGER			