

Mutual Heights

Darling Street Cape Town.

NEWS FROM YOUR TRUSTEES

Edition 6.

September 2006

Dear Fellow Owner,

Your trustees met on 5th September last and this newsletter sets out a number of matters which they have asked me to bring to your attention.

Christmas: Those of you who attended our jollifications last year will remember (I hope) what a good time we had. Your trustees have agreed that we should have another party this year. Yes, I know that we are not even approaching Advent yet, to say nothing about Christmas! But last year (whilst still feeling our way) I think we gave too little notice and besides that chose a date when several people had already left town on their Christmas holidays. So this year we have fixed Friday 8th. December as the day. The same team under trustee Dylan Stanton will organize the event and more details will follow in the next newsletter. **BUT PLEASE KEEP THE DATE FREE.** It is likely that you will meet some highly friendly (if not to say attractive) but complete stranger who in fact lives just along the corridor from you!

The GYM: Those who enjoy these things will already be familiar with the newly opened Gym. Perhaps some even enjoy using it! At the moment the Gym belongs to Old Mutual Properties (OMP). Your trustees are working with them to sort out how it is to be managed and paid for in the long run. As it runs at the moment the cost would be about R50 a month if charged to every unit owner. Of course it benefits us all as an amenity available to owners and their tenants and this reflects on the value of each of our units. In the mean time your trustees must make it very clear that:

- a. it is the duty of every user of the facilities there to be careful and not to misuse or abuse the equipment; AND that**
- b. under no circumstances will the trustees or the body corporate accept any liability for injury however caused, even if this occurs as a result of perfectly proper use of the equipment or premises.**
- c. As I made clear in the last newsletter, we owe it to each other as fellow members of the body corporate and even more so as neighbours not to remove the equipment or any part of it from the gym.**

WEBSITE: As you all know, Mutual Heights is an internet-connected building. You may feel that there is much more that could be done with our web services to make our lives easier or safer or more fulfilling or whatever. If you live in Mutual Heights, you should have received a paper copy of a questionnaire under your door, concerning the Internet services that we enjoy. If you are an owner (and we have your email address) you should have received a "PDF" copy of the questionnaire that you can complete on your computer. If you put either to one side to deal with it later, this is the time to dust it down and complete it. It is time to work on the responses and find out what you think. The survey has been designed to find out about your needs. What is your general experience of the web? How does it contribute to your lifestyle? What do you think about current service levels? What ideas do you have that you would like to see implemented at Mutual

Heights? So many questions. Hence, the need for the questionnaire. We are fortunate to have an interested service provider who is anxious to help us develop the service, so this is in everyone's interests. If you need further paper copies, please contact the managing agent's office (nemu@mweb.co.za); if you need a fresh copy of the PDF file, it can be downloaded from <http://www.tisi.za.org/Surveys/MutHtsInternet.pdf> (Type that exactly as is, Capital Letters are important! Also, note that you need a copy of the free "Acrobat" reader to open and complete this file; if in any doubt I suggest you go the plain old paper route!).

Minutes of the last AGM : You will have recently received a copy of the minutes of our last AGM. No action is required at the moment but your Trustees thought it might be helpful for you to have them, note any perceived inaccuracies and keep them by you as an aid memoir of what was discussed. They will be proposed for approval at the next General Meeting of members.

Damp, air conditioning noise, or other defects. We recently toured the building with a representative of OMP, and of the builders. Various items of defective or inadequate work were pointed out and hopefully be remedied. We were concerned only with the Common Areas. Some apartments are showing signs of damp penetration. If yours is one such or suffers from other defects, then you may notify Charles Keefer and we will organize an inspection to assist you arranging a remedy. Does anyone continue to suffer from air-conditioning noise or vibration?

The Advertising Sign: We think we have found a tenant who will take a lease of the space on the east side of the tower. I am not able to say more at the moment but if we conclude a deal then this will provide your trustees with funds to pay for the security doors in the main lobby which were the subject of debate at the AGM, where after the front door could be kept open far later. After that we want to take advice as to how we can make the atrium more attractive and interesting. More of this next time.....

That's it for this month. Keep your emails coming in (phrippon@telkomsa.net). Continue to enjoy our famous and beautiful building.

Paul Rippon.
Chairman of the Body Corporate and of your Trustees.