



To : Emerald Estate Residents  
From : Mark Trollope  
Date : 26 August 2020  
Subject : **Security upgrades and enhancements**

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Dear Residents of Emerald Estate,

**FOLLOWING** a recent upsurge of crime in the Greenstone Hill and Modderfontein areas, as well as an attempted Security breach at Emerald Estate on the 4<sup>th</sup> of July 2020 – the Board deemed it necessary to investigate upgrading the security of the Estate. The Board requested the Estate Manager, Mark Trollope, to source quotes for the proposed Security upgrades.

**FOLLOWING** a Board meeting held on 22 July 2020 at 18h00, and after reviewing various options and receiving quotations from various suppliers, for the following proposed improvements;

- Razor Wire on all the plastered walls around Estate (East, South and West walls).
- High Visibility Streetlights along the Modderfontein Drive Palisade.
- A new Razor Wire, 2,4m High new fence, built 1m inside the existing Palisade.
- A new Palisade fence, 2,4m High, 1m inside the existing Fence – Modderfontein Drive.
- A New Camera System around the Perimeter Walls (East and South : Greenstone Dr and Blackrock Rd)
- Upgrade the Perimeter Beams on Modderfontein Drive (outside).

The Board considered which of these proposed upgrades would be most efficient and cost effective. In addition, the Board carefully considered options for the funding of these upgrades. This included a Special Levy, approaching the Estate-Bankers for funding, or utilizing funds from the estate project and maintenance reserve funds.



Following discussion the Board resolved that the following Security upgrades be implemented with immediate effect – and in the following order;

- Upgrade the Perimeter Beams on Modderfontein Drive (outside).
- Razor Wire on all the plastered walls around Estate (East, South and West walls).
- High Visibility Streetlights along the Modderfontein Drive Palisade.
- New Camera System around the Perimeter Walls (East and South : Greenstone Drive and Blackrock Rd)

The Board further resolved that the funding requirement be allocated from the Project Reserve fund without approaching residents for a special levy or the bank for funding. The total spend for these upgrades amount to R380,000.

This notice serves to inform residents of the upgrades and assure residents that as always, the Board remains committed to ensuring that Security remains their prime focus.

Notice has been given to the suppliers for commencement of work. Installation of these upgrades is to begin this week.

Kind regards,

***(Sent on behalf of the Emerald Estate HOA Board)***

A handwritten signature in black ink, appearing to read 'Mark Trollope', is written over a light grey rectangular background.

Mark Trollope

Estate Administrator