

MANAGEMENT SERVICES

community care crew

Pam Golding Property Management Services (PGPMS) takes care of making sure everything operates seamlessly in our neighbourhood. They handle things like managing the finances, maintaining the buildings and common areas, organising meetings and making sure everyone follows the neighbourhood values. They're like the neighbourhood's backstage crew, ensuring everything runs smoothly for a great living experience.



newinbosch
NEIGHBOURHOOD ESTATE

MEET THE CREW

We're excited to introduce you to Pam Golding Property Management Services (PGPMS), your partners in building a warm, secure and welcoming neighbourhood. They are the management agents appointed by the MHOA under a service-level agreement, and they will be your go-to crew for managing Newinbosch. Since 2001, they've been growing steadily, specialising in making sure communities run smoothly. With their team of highly skilled and trained professionals, they can take care of everything from legal matters to financials, so you can rest easy knowing your home is in good hands. They're here to provide you with top-notch service and build lasting relationships based on trust and professionalism.

WORKING BEHIND THE SCENES

PGPMS helps out with lots of important stuff related to the neighbourhood like:

- Administration management
- Financial management
- Insurance management
- Maintenance management
- Constitution and rules
- Security and landscaping
- Professional indemnity insurance
- Additional services, including meeting guidance, record keeping, facilitating AGMs and more

PGPMS are our community's right-hand helpers, here to assist the Master Homeowners Association (MHOA) and Bodies Corporate with all things Newinbosch. While the Estate's Office, led by an Estate Manager and support team, is in charge of day-to-day operations and maintenance, PGPMS will be lending a hand in the early stages of the MHOA's establishment until the right people are in place.



UNDERSTANDING YOUR FEES

LEVIES AND COSTS

Besides paying your property rates to the Municipality, you'll also need to chip in a monthly levy to the MHOA or Body Corporate. Your levies are crucial for maintaining the vibrant life of our community. They cover things like security, staff salaries, utility cost for shared spaces, municipal expenses (where applicable), garden services and general maintenance.

A CSOS (Community Scheme Ombud Service) fee, which is a legal requirement, is also included in your levy. This helps resolve disputes within the community in a friendly and swift manner, saving everyone time and money on legal fees. A quick reminder - you'll receive two bills, one for rates from Stellenbosch Municipality and one for levies from the MHOA.

GET IN THE KNOW WITH WECONNECTU

Exciting news! We're using WeConnectU as our Community Management Solution for Newinbosch. As a homeowner, you'll get exclusive access to their web based company portal on your internet browser. This means you can check in anytime, anywhere, using any internet-connected device.

With WeConnectU, you'll have all the info you need about your property and community right at your fingertips. From finances to day-to-day operations and community documents, everything is just a click away.



EASY-PEASY SIGN-UP STEPS

1. RECEIVE YOUR LOGIN DETAILS

PGPMS will send you your username and password to access the owner portal.

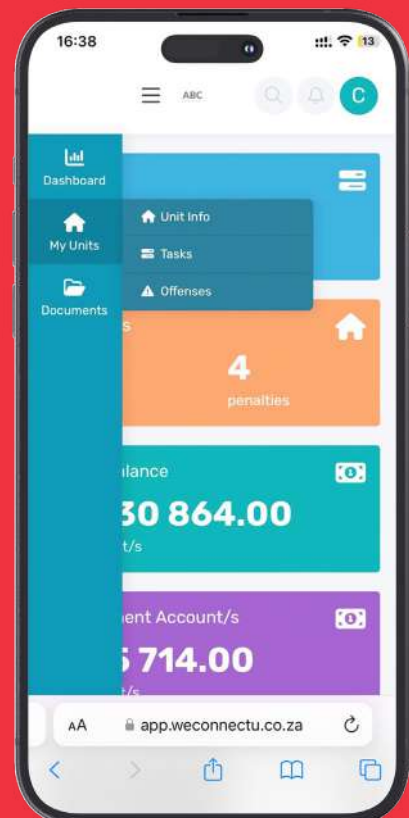
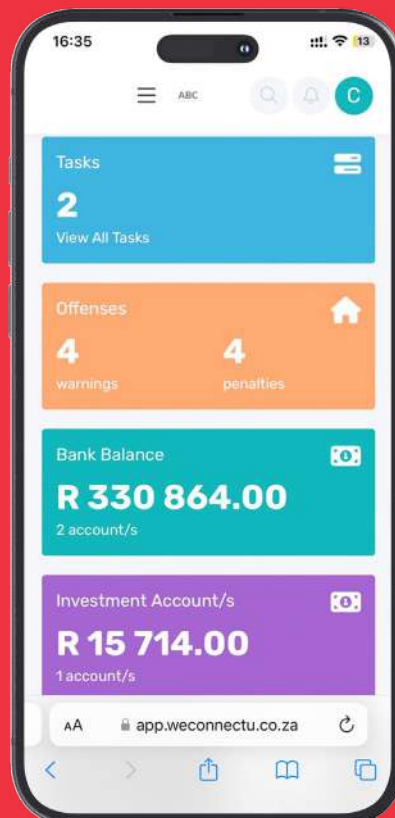
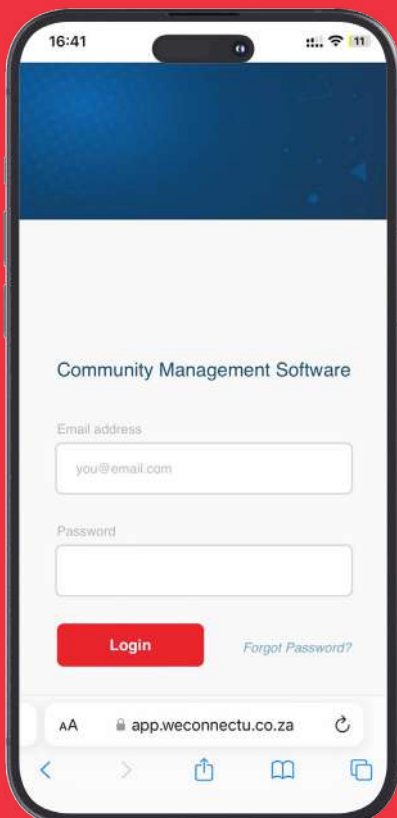
2. SIGN IN

Visit <https://app.weconnectu.co.za/signin> and sign in using the PGPMS details you received.

3. EXPLORE YOUR DASHBOARD

Follow the prompts to explore your easy-to-use dashboard and learn more about your account.

*get a glimpse
of how it works*



NEIGHBOURHOOD HARMONY

OUR SHARED RESPONSIBILITY

We love our lively community where being friendly and respecting our shared space is the norm.

Take a peek at our Neighbourhood Values on page 15 so you, your tenants and guests are in the loop.

Your cooperation keeps our neighbourhood warm, safe and welcoming for everyone!

FIRST GENERAL MEETING



Our community will soon take a big step forward with the First General Meeting of the MHOA. This meeting is important because we'll be electing a Board of Trustees, who play a crucial role in managing and improving the HOA's operations. If you're elected as a Trustee, don't worry – PGPMS will provide all the support and guidance you need to get started successfully.

We're currently finalising the date and you'll receive a formal notice with the time, date and venue details.

CONTACT



Questions or need assistance?

Your PGPMS behind-the-scenes helper is ready to assist!

Contact Ilyaas Salie, our Portfolio Manager, at ilyaas.salie@pamgolding.co.za and pgpms.pa2@pamgolding.co.za or 021 426 4440.



Check out extra know-how on newinbosch.co.za/welcome-home

scan the code for more info

MAY 2024
SUBJECT TO CHANGE
SEE WEBSITE FOR REVISED VERSIONS

newinbosch.co.za