

# **MAHANA RIDGE RESIDENTS ASSOCIATION INC**

## **Newsletter May 2024**

Dear Members

The following is an update on the activities of the Board.

### **Bronte Road West Mailboxes**

The Board has asked one of the Members to undertake the work to instal the mailbox frame on Bronte Road West immediately adjacent to what has already been installed.

### **Mahana Ridge Entrance**

The speed limit within the development has been discussed and because Mahana Ridge is a legal road the Association is unable to change the speed limit. In an effort to make visitors and trades people more aware of the speed they are travelling at, we have purchased “Watch out for Children” signs which have been placed on Mahana Ridge.

### **Mahana Ridge Owners Guide**

The Board has put together an Owners Guide (copy attached) which we hope will be useful to Members and includes information relevant to the development. Please let us know if you have additional suggestions for information that would be useful and can be incorporated in future updates to the Guide.

### **AGM Advance Notice**

The AGM will be held on the **5<sup>th</sup> August 2024** at the Moutere Hills Community Centre (Woollaston Room) from 5.30 – 7.30pm. Formal Notice will be circulated to all Members closer to this date.

Please give some thought to putting your name forward to become a board member. At this stage we are aware that we will have one vacancy as Liz Walters is stepping down after 5 years of being a board member. Thank you Liz for all your efforts and input over the years.

### **Mowing and Property Maintenance**

Our contractors are settling into a routine with the maintenance of the grounds, gullies, swales, lots and landscaping.

The Board is now arranging for the steep areas along the southern side of Mahana Ridge to be mulched and mowed. Once this initial work is done, controlling these areas can be carried out on a regular basis.

Please remember that the Board needs you to provide your curtilage plan so that contractors know what land is to be mowed etc.

Whilst there was, following the handover from the Developer to the Residents Association, a period of time when very little maintenance work was undertaken, the Board now has reliable contractors undertaking the work.

The Association has funds to pay for this work and to bring everything up to date through the levies paid over the past couple years. That is, Members are now receiving benefits from the funds that were paid earlier.

### **Association Annual Levy**

The Board has retained the services of Johnston and Associates to provide accounting services and advice to the Association.

At the last AGM, Members approved an annual levy of \$2,200 per lot. Due to the level of income received by the Association via the levy, it has become necessary for the Association to register for GST.

As you will appreciate, the increase in the activities being undertaken by the Association has led to an increase in the duties being carried out by the Association Treasurer. For this reason, the Association has also subscribed to the Xero software package to assist the Treasurer in managing the funds of the Association.

Shortly you will receive by email an invoice for the 2024 annual levy. Historically Members have paid the annual levy in one lump sum. However the Rules of the Association allow for the levy to be paid by way of quarterly instalments. If you would like to pay your levy by instalments please email the Board so that the Treasurer can manage the invoicing. Quarterly instalments would be due for payment on 1<sup>st</sup> April, 1<sup>st</sup> July, 1<sup>st</sup> October, and 1<sup>st</sup> January in each year.

Due to the changeover in Treasurers and accountants and the sorting of Association financial data, the 2024/25 levies noticed was delayed, so the first instalment would be due upon receipt of the levy notice and all other quarterly payment dates (in advance) would be as above.

One final point that I would like to draw to all Members attention is that pursuant to the Association Rules (R13.8) Members agree to share equally the costs of maintenance of the land irrespective of the area of each Lot that is being maintained. Accordingly each property owner receives a levy for the same amount irrespective of the topography and curtilage area that they have nominated.

Diane Marshall  
Chairperson  
Mahana Ridge Residents' Association Inc.  
Email: mrrainc@outlook.com