



Albertus Street 255
La Montagne
Pretoria
P.O. Box 1904
Silverton
0127

Regspersoon **MOUNT GRACE** Body Corporate

10 December 2021

Dear Owner

Mount Grace Year End 2021 Letter

Electric Fence Restoration Project

The Mount Grace Board of Trustees have obtained quotes for redoing the electric fence surrounding the complex, and will undertake to start this project in January 2022. Owners of the units where work will be done will be notified in due course beforehand.

Change of Managing Agent

In the months since the 2021 AGM, the Trustees of the Mount Grace Body Corporate have been reviewing all service provider contracts for the Mount Grace Body Corporate with the intent of improving operational and financial efficiency for owners.

We have reviewed several residential complex managing agents that are available to residential body corporates such as ours. Following a proposal and adjudication process, the Trustees unanimously elected to appoint **Paxton-Cerva Property Services** as the new managing agent for our complex. They will assume their duties as managing agents of the Mount Grace Body Corporate from 1 February 2022.

We look forward to a seamless handover period but appreciate that minor issues may arise. A welcome package will be sent to all owners within the next few weeks containing important contact details. Importantly, your January 2022 monthly statement will be prepared and sent by Paxton-Cerva. Please ensure that your statement is received and that your details are correct.

Finally, the Trustees would like to thank Mr Mike Swart and his team at MJ Swart Rekenmeesters for the many years of service to the trustees and owners of Mount Grace.

Please direct any questions you have regarding this communication to the trustees at trustees@mount-grace.co.za

Security over the Festive Time

Many of the owners will be going on vacation over the December period, and as we have learnt from history is that crime statistics rise over the December-January periods. It is for this reason that the Mount Grace Board of Trustees will once again adjust the security personnel throughout the complex to ensure that all the homes and families who will not be going away remain safe.

Caretaker – December 2021

Our Caretaker, Richard Potgieter, will be on annual leave during the period 13 December 2021 until 3 January 2022. During this time, the duties of the Caretaker will be handled by one of the Trustees. Please remember that only emergency cases will be dealt with during this time, and any additional tasks will be noted and taken care of upon his return in January 2022.

Kind regards

Heinrich Springhorn
Chairperson: Mount Grace Body Corporate