



The Wilds Home Owners Association

Reg. No: 2003/008761/08

7 March 2017

The Wilds FTTH Project: Explanation of the project and cost implication to owners.

Dear Owner/Resident:

The Members in General Meeting held on 18 November 2015, voted overwhelmingly in favour of Ordinary Resolution 3, authorising the Board of Directors to implement the Fibre to the Home (FTTH) solution in The Wilds Estate, and sign the necessary long term contract with the successful bidder.

The solution entailed and made provision for the following requirements:

- An Upgraded Camera system that requires Fibre to run along our perimeter /boundary wall.
- An upgraded entry system that allows calls to be made to a smart cellular phone at no costs as well as a VOIP (Voice over internet protocol) phone that will be installed at each house/dwelling. This solution will also provide normal telephone calls should a person do not have a smart mobile phone. This would however come at an extra cost equivalent to normal cellular rates.
- An upgraded system to allow entry with camera and facial recognition at every entrance gate in the Estate, along with the potential of installing spikes as an illegal entrance/exit deterrent.
- An upgraded system of advertising boards that will enable the HOA to advertise at a recoverable cost, but more importantly to effectively communicate with residents.
- A “panic” or emergency alert solution that will enable the us to send a high priority signal to a 24-hour Security Monitoring Centre. This option is only available if we install the IP (Internet Protocol) device, which in turn can communicate wirelessly with the “panic/emergency” button, that one can use as a mobile alert solution at an extra cost for the consumer. The static device can only operate from the IP device, wherever it is situated in the house. Please note that the latter can be extended by an extension cable, enabling you to move it from point of installation to another room in the house.
- The IP device also provide the following features or solutions:
 - Communication between dwellings, Estate Management, the Security control room, and guard houses at the respective sub-estates.
 - Pre-programmed panic/emergency button that provide immediate priority communication with Security Control Room.
 - Pre-programmed number that will automatically dial the local Police Station.
 - Pre-programmed number that will automatically connect you with medical emergency/ambulance services.
 - A screen that will depict messages from the HOA, and enable them to communicate with all residents, or a specific sub-estate e.g. Lions Head etc.
 - Enable the consumer to give access to a visitor or contractor, should they prefer to use this method as a primary source of access.

IMPORTANT GENERAL INFORMATION.

There was no normal levy increase for the financial year 2017/2018. Members in General meeting held on 26 October 2016 voted in favour of an increase of R40 per member for armed guards, and R130.00 for the FTTH Project. The latter is a FTTH security cost, and NOT the cost of the IP phone that will be installed at each house or unit. This is applicable to every Free-standing House, or Sectional Title Unit in the Estate, and is non-negotiable.

The internal IP Device in each house or unit, belongs to the HOA, and as such cannot be removed if the owner/resident sell the property or relocate. Owners will be held responsible for the cost of this device, should a tenant remove the phone and it cannot be recovered.

The device will be installed at a specific point of entry in the house or unit. If the consumer specifically wants it to be placed elsewhere in the house, such exercise will be for the cost of the person requesting it. The standard cable is one (1) meter long, and if you want to extend it to e.g. sixty (60) meters using a similar cable or run a separate network and create a wireless network somewhere else in the house, we advise that you employ the services of an expert IT technician. Various factors, such as height, thickness of the walls, distance etc. should be taken into consideration.

The above information describes the FTTH project in the Estate. Members must please realise that their individual voice or data packages with Telkom, or any other service provider, does not form part of this project. That is purely a contractual relationship between consumer and service provider.

Warm regards

H.J. Breytenbach
General Manager
The Wilds Estate HOA