

LYNNWOOD SOUTH VILLAGE

OUR COMMUNITY — CONNECTING, SHARING, AND THRIVING TOGETHER



STORIES OF IMPACT

The 8 March Community Social was everything a neighbourhood event should be — relaxed, joyful, and full of familiar faces. From the retro ice cream van to the kids taking over the jungle gym, the afternoon was a reminder of what makes Lynnwood South Village truly special. Inside this edition, read about the exciting security upgrades underway, important financial updates, municipal progress on streetlights and tree cutting, and our plans to keep the community better connected than ever. Welcome to your first quarterly newsletter.



COMMUNITY UPDATES

This quarter has seen meaningful progress across all portfolios — from the launch of our Strategic Security Roadmap to ongoing engagement with the City of Tshwane on streetlights and tree maintenance. Our reserve fund stands strong, and plans for 2027 capital investment are taking shape. Read the full portfolio updates inside.

VOLUNTEER SPOTLIGHT

Lynnwood South Village is only as strong as the people who show up for it. This edition introduces your five directors and community administrator — each giving their time, expertise, and energy to make this a place worth coming home to. Turn the page to meet the team.

A Message From our Chairperson



Dear Residents,

As Chairperson of the Lynnwood South Village Residents Association, I would like to take this opportunity to reflect on the past quarter and to thank each of you for your continued support and contribution to our community.

I am pleased to report that Lynnwood South Village remains in a healthy and secure state. This is not something we take for granted. It is the direct result of a collective effort — a community of residents who have chosen to contribute, participate, and take shared responsibility for the environment in which we live.

Your ongoing support has ensured that our security structures remain effective, our systems remain functional, and our neighbourhood continues to be a place we can all be proud of.

It was particularly encouraging to see so many residents come together at our recent community get-together in the park. The event was a great success, and it was a pleasure to spend time with neighbours in a relaxed and welcoming setting. Moments like these reinforce the sense of community that underpins everything we do in Lynnwood South Village. It is equally rewarding to see the park being actively enjoyed on a daily basis, with residents walking their dogs, running, and spending time outdoors.

We are also pleased to see the jungle gym and children's play area being actively used on a daily basis. It is rewarding to see these shared spaces come to life and serve the families within our community as intended.

In my capacity overseeing the legal portfolio of the Association, I continue to monitor and advise on compliance with applicable legislation, governance requirements, and the regulatory framework within which Lynnwood South Village operates. This includes ensuring that our monitored access arrangements remain compliant and sustainable, while also engaging with municipal processes and addressing any legal challenges that may arise.

Looking ahead, residents are encouraged to remain engaged and attentive to ongoing developments within Lynnwood South Village — including continued enhancements to our security measures, engagement with municipal challenges, and further progress in the development of our communal park spaces.

Our success as a neighbourhood has always been driven by participation. With your continued involvement, we are confident that Lynnwood South Village will not only maintain its current standard but continue to grow as a secure, well-managed, and connected community.

Thank you once again for your commitment and contribution.

Ruan van der Merwe

Chairperson, Lynnwood South Village Residents Association



MEET THE TEAM — NEIGHBOURS WHO STEP UP



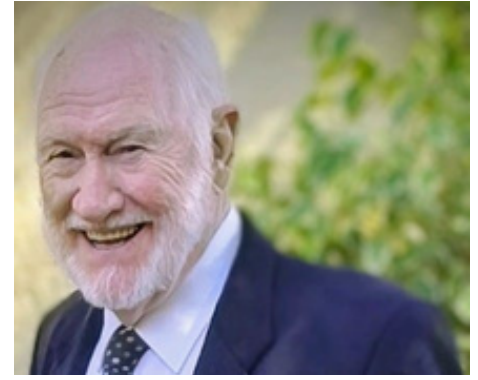
**RUAN VAN DER
MERWE:
CHAIRPERSON &
LEGAL AFFAIRS**

Ruan serves as Chairperson of the LSV Residents Association and oversees the legal portfolio. He monitors compliance with applicable legislation and governance requirements, ensures our access arrangements remain compliant and sustainable, and manages any legal challenges that arise.



**LOUIS PIRES:
SECURITY DIRECTOR**

Louis brings a keen eye for detail and a strong commitment to keeping our neighbourhood safe. A natural problem-solver, he explores tech projects in his spare time — from software development to 3D printing — and can usually be found on the padel court, behind a camera, or out with his Mini American Shepherd.



**PIERRE STEYN:
FINANCE,
COMMUNICATION &
CAC**

Pierre previously served as LSV Chairman from 2022 to 2025 and retired from the South African Air Force in 1994 after 34 years of service. He holds degrees in Science, Law, and Business Leadership, and brings extensive experience in defence administration and private sector management.



**WILLEM GLAS:
COMMUNITY
UPLIFTMENT
PRECINCT**

Willem brings 40 years of corporate HR experience to his role, holding an Honours BA in Psychology, an MBA in HR and Labour Relations, and a Life Coach qualification. Outside the boardroom he is a weekend farmer with a love for overlanding and hunting trips.



**NICO TROSKIE:
COMMUNICATION &
MARKETING**

A recruitment manager at a specialist agency, Nico has built a career around understanding people, building relationships, and telling compelling stories. A recognised industry expert and HOA veteran, he is also a devoted father and avid trail runner who brings genuine passion for community connection to everything he does.



**ZANDRÈ COLOMBO:
COMMUNITY
ADMINISTRATOR**

Zandrè is the behind-the-scenes powerhouse keeping Lynnwood South Village running smoothly. From admin and access coordination to resident communication, she handles it all with efficiency, a can-do attitude, and a great sense of humour. If things are running smoothly — you know who to thank!

PORTFOLIO UPDATES

FINANCE — PIERRE STEYN

Pierre believes that finance is the lifeblood of Lynnwood South Village, and that our stewardship must balance immediate operational needs with long-term sustainability. Through prudent cost management, LSV has achieved modest growth in its reserve fund, which now stands at R555,000 — equal to 4.6 times monthly turnover. While this reflects financial health, the absence of a sustainable capital expenditure programme remains a critical challenge, further magnified by the increasing sophistication of criminal threats.

Pierre emphasises that financial stewardship must serve both security and community initiatives. Both priorities must command income allocation, even as we confront the unsustainable imbalance in member contributions — with only 60% of members contributing, the burden on regular payers is significant and must be urgently addressed.

Pierre's financial vision for the coming years:

- **Track** operational and capital expenditure for accuracy and compliance.
- **Enforce** accountability in membership contributions to secure equitable funding.
- **Drive** implementation of directorate plans for 2027, ensuring capital investment in core security systems alongside community-strengthening projects.

To safeguard LSV's future, decisive action, wise investment, and fair contributions are essential.



SECURITY — LOUIS PIRES

Commencement of Our Strategic Security Upgrades

We are pleased to announce that the implementation of the LSV Strategic Security Roadmap (2026–2028) has officially begun! Management and the Security Committee are transitioning our estate toward an "Intelligence-Led Protection" model — integrating smart technology, data-driven patrols, and proactive community engagement.

What to Expect in Phase 1 (Rolling Out Now)

- **Visual Deterrence:** Installation of high-visibility "AI-Assisted" signage and enhanced lighting at key perimeter points.
- **Security Literacy Campaign:** Short, helpful guides on improving intelligence gathering and reducing unnecessary panic on community groups.
- **Foundation for the Resident Portal:** Backend development has begun, soon to feature the "Eyes On My Property" mode for residents travelling or renovating.
- **Independent Security Review:** An unbiased third-party audit of our current infrastructure has been initiated.

These upgrades represent a vital investment in protecting our homes, our families, and our property values. Stay safe and vigilant!

PORTFOLIO UPDATES



The iconic ice cream van — a crowd favourite!



Furry friends were welcome too!

COMMUNITY UPLIFTMENT PRECINCT — WILLEM GLAS

1. Tree Cutting Near Municipal Electricity Lines

- Two quotations obtained from private contractors.
- Tshwane Electricity Department will co-ordinate electricity switch-offs during operations.
- Residents will be notified in advance. Acorn and Hillside Streets are priority areas.

2. Streetlights Out of Order

- City of Tshwane is actively working on repairs with regular feedback to ward councillors.
- Improvements noted in Acorn Street and Wishbone (South and North); some lights still outstanding.

3. Phase 2: Open-Air Gym

Phase 2 of the open-air gym for the park area is still under consideration.

4. CUP Inspection

An inspection was conducted by the City of Tshwane, and all was found to be in order.

5. LSV Website — Birding Page

A proposal was made to add a birding page to the LSV website. Currently under consideration by the Board.



Residents connecting over great food and conversation



Kids making the most of the jungle gym



A tail-wagging good time — four-legged residents joined the fun too!

PORTFOLIO UPDATES

COMMUNICATION & MARKETING — NICO TROSKIE

Community Social — 8 March

Our community social held on 8 March was a wonderful success! It was a pleasure to see so many residents come together in a relaxed and festive atmosphere. Events like these are at the heart of what makes Lynnwood South Village such a special place to live.



The iconic ice cream van — a crowd favourite!



Furry friends were welcome too!



Coffee and Freezoes prepared fresh



Kids making the most of the jungle gym



Residents connecting over great food and conversation



A tail-wagging good time — four-legged residents joined the fun too!

COMMUNICATION & MARKETING — (CONTINUED)

Looking Ahead: Communication & Marketing Strategy for 2026

- Nico has developed a comprehensive Communication and Marketing Plan for 2026, focused on building a stronger, more connected, and better-informed community:
- **Quarterly Newsletter:** This is the first of a planned series of quarterly editions keeping residents regularly informed.
- **Community Events:** A calendar of social and lifestyle events is being developed to encourage participation and belonging.
- **Website Refresh:** Plans are underway to update the LSV website as a central hub for information and a preferred supplier directory.
- **Welcoming New Residents:** A welcome hamper initiative ensures new homeowners feel at home from day one.
- **Real Estate Agent Engagement:** Professional materials being prepared to support agents and enhance estate credibility.
- **Community Communication Structure:** Clearer WhatsApp guidelines and a centralised channel for resident concerns are being implemented.

THANK YOU FOR BEING PART OF OUR COMMUNITY.
LYNNWOOD SOUTH VILLAGE RESIDENTS
ASSOCIATION | BOARD OF DIRECTORS | Q1 2026



LYNNWOOD SOUTH
Village

