LANDSDOWNE
estate management

The Lombardy

Body Corporate

NEWS LETTER

DEAR RESIDENTS:

Welcome & Congratulations!
A big shoutout to all our new owners, wishing you happiness, great memories, and every success with your new investment!

And to our new tenants: we're so excited to have you join The Lombardy community!
Thank You, Residents!

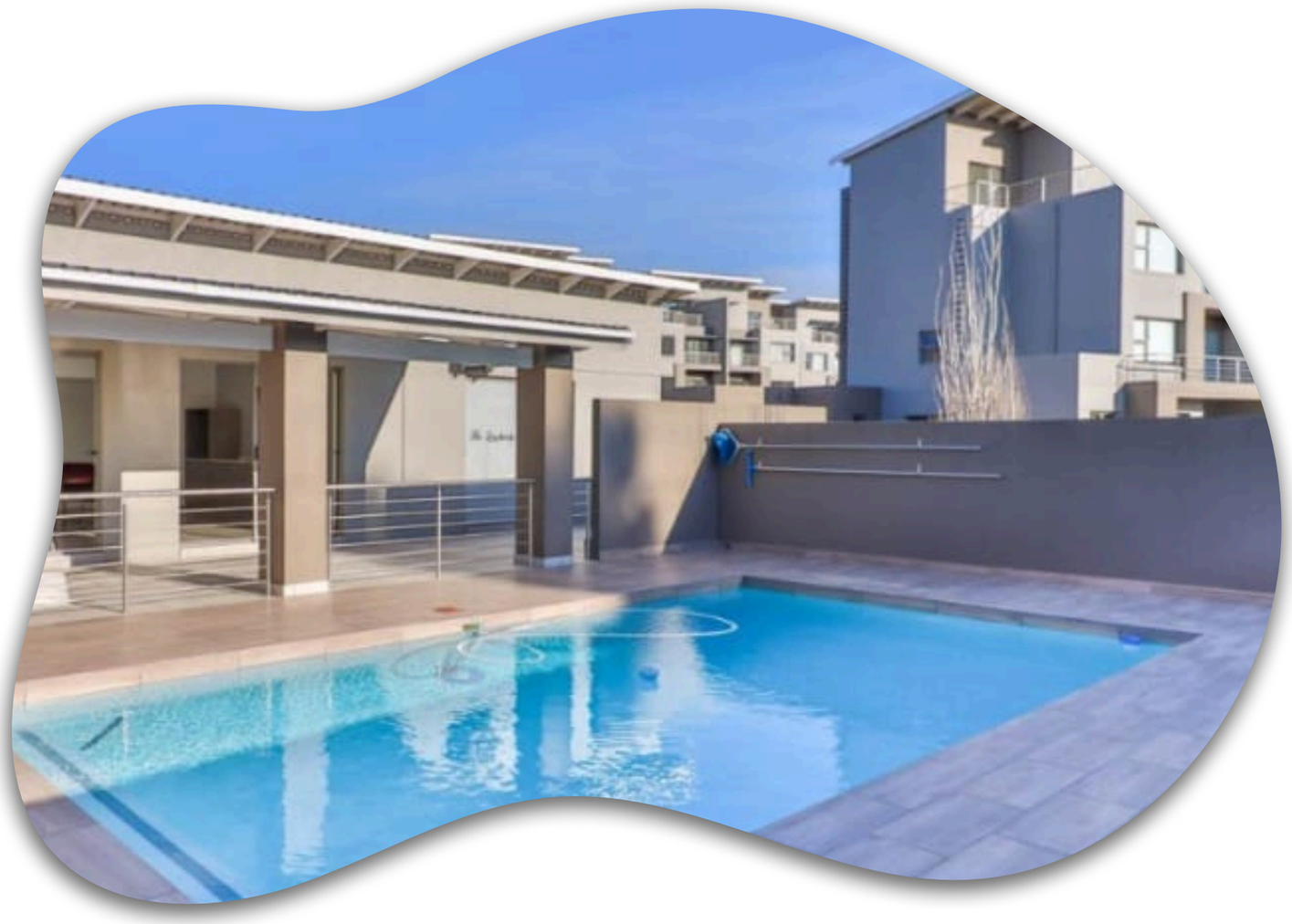
A huge thank you to our existing residents for keeping our estate clean, safe, and welcoming. Your effort and community spirit make The Lombardy such a wonderful place to call home.

Upcoming Events
Special General Meeting – 11 March 2026 | 18:00 to 19:00
Reconvened Special General Meeting – 18 March 2026 | 18:00 to 19:00

DID YOU KNOW?

The Community Schemes Ombud Service (CSOS) ensures scheme rules are not discriminatory or unreasonable, approves and registers scheme rules, and promotes governance training for trustees and directors.
Read more: csos.org.za

Clubhouse, Pool & Braai Fun
Residents, did you know you can book the clubhouse for small events?
Whether it's a birthday, a get-together, or just some fun with friends, we've got you covered!
Speak to your Estate Manager for details and to secure your spot, let's make the most of our amazing community spaces.



Our Board of Trustees
Daliso Ngoma Chairman
Ross Moodliar
Kay Beharie
Ronald Hamalala
Gayathree Harrichand

🔧 **Estate Maintenance Update**
Keeping Our Community in Top Shape

Ongoing Work:
- Replacement of carport shades

Planned Maintenance Includes:
- Servicing of heat pumps
- Replacement of lights and sensors
- Maintenance of gym equipment
- Replacement of broken tiles
- Fire emergency directional signage
- Clubhouse roof waterproofing

We thank all residents for their cooperation while these improvements are carried out.
Regular updates will be provided to keep everyone informed.

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Finance Update

Levies are the main source of funding that keeps our estate running smoothly. We would like to extend our sincere appreciation to the owners who consistently pay their levies on time. Your commitment helps ensure that The Lombardy remains a well-maintained, safe, and enjoyable place for everyone to live.

We kindly encourage all owners to ensure that their levy accounts remain up to date. Levies are essential for the day-to-day operations of the estate and enable the Body Corporate to:

- Carry out necessary maintenance
- Meet financial obligations
- Pay essential service providers

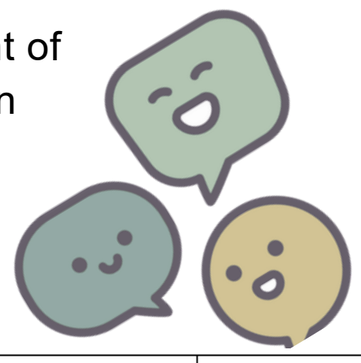
While most owners remain committed to their responsibilities, there are unfortunately some levy accounts that fall into arrears. This places pressure on the estate's ability to provide essential services and is unfair to those who consistently meet their obligations.

Owners who may be experiencing financial difficulties are encouraged to communicate proactively. If you are currently in arrears and unable to settle the full outstanding amount, please contact the Debtors Department at:

debtors3@landsdowne.co.za

Arrangements such as an Acknowledgement of Debt (AOD) can be made to assist owners in managing their accounts.

Thank you to all owners who continue to support the financial wellbeing of our community.



Letting Of Unit

Keeping Our Community Safe and Secure
Tenant Compliance
Residents, security, and management rely on owners to ensure all movement and tenancy rules are followed.
Please make sure tenants provide valid identification, such as a South African ID or passport, before moving in.
Short-Term Rentals, Guest Vetting
If you're hosting guests through platforms like Airbnb, it's essential to vet them properly before confirming bookings.
Check verified profiles, past reviews, and confirm identification to keep our estate safe.
Guest Details Submission
To assist Estate Security, please submit the following details for all guests before they arrive:

- Full names and ID/passport numbers
- Contact details
- Vehicle make, model, colour, and registration number
- Check-in and check-out dates and times

Access Management
Access codes should be managed carefully and updated regularly to prevent misuse and ensure the safety of all residents.

Together, we keep our community safe!

Talk To Us

Estate Manager	Sim Keyi	thelombardy@landsdowne.co.za +27 68 646 2895
Emergency Standby- 16:00–22:00 weekdays, 16:00–22:00 Fridays, Public Holidays 8:00–22:00	Nadine Stein and Candace Mitchell	service@landsdowne.co.za +27 79 939 7783
	Guardhouse	063 786 8400
Levy Queries	Tersia Du Preez	Debtor3@landsdowne.co.za
Portfolio Manager	Carmen le Grange	carmen@landsdowne.co.za /+27 68 603 1475
Portfolio Administrator	Melisha Maduray	melisha@landsdowne.co.za +27 68 932 2901
Reception	Ashka Nathoo	+27 (0)87 711 1285
	Board of Trustees	trustees@thelombardy.co.za