

Beulah Ridge - Information for Prospective Owners

Beulah Ridge (BR) was designed and developed in the early 2000s as a combination of a commercial Olive Grove (approx. 13.4 hectares) and 11 individually titled Tuscan styled residential properties built amongst the olive trees. The look is protected by the subdivision's resource consent conditions and covenants.

Owning a BR property includes a 1/11th undivided share of the grove, shared land and assets (referred to as Lot 13) and a 1/11th ownership in Beulah Ridge Limited.

The jointly owned assets of Lot 13 include:

- 13.4 hectares of land with 3500 olive trees
- A 2-bedroom cottage operating as a long-term rental
- Private sealed roadway with access to each property
- A consented bore and reticulation system supplying potable water to each property
- A green waste area
- A picnic area adjacent to Tuckers Dam (the dam is not part of BR)

In summary each property owner has a private title (their home), a shared title (lot 13) and a single share in Beulah Ridge Ltd. Beneficially, lot 13 produces income via the grove and cottage. This comes with some management and effort to maintain the income stream and quality standard of the site for all owners.

Socially the owners gather once a month for 'drinks and nibbles' in each other's homes or at the picnic site when the weather allows. We also have an annual shared harvest meal.

Corporate Management

BR Ltd is the company owned by all residents. There are 3 directors and a treasurer who are owners and reside at BR. Directors are normally appointed at the AGM by shareholders for a 3-year term. The intention is that one director will retire each AGM to allow a wide involvement of residents over time. Directors are responsible for monitoring the accounts supplied by the treasurer, approving unexpected expenditures outside of the approved annual budget, ensuring agreed projects are progressed and managing lot 13 issues. These responsibilities are detailed in the **Beulah Ridge Charter**. Director meetings are held every 2 months and minutes are circulated to owners.

Managing lot 13

Living in such a beautiful place does require work to keep it operating and well maintained. BR has no employees which means that any work needed on lot 13 is done by paid contractors or residents. The heavier work, including harvesting and pruning, is contracted out. The remaining work is undertaken by owners. This is not intended to be onerous but encouraged to keep levy costs down. We have around six working bees a year where we get together to complete the required jobs around the grove.

There are five main areas that need to be managed, either by contractors or owners:

Beulah Ridge - Information for Prospective Owners

- **The road, road verges and banks**

Beulah Ridge has a privately owned sealed road. Maintenance and resealing of the road is completed by contractors. A contractor also sprays road edge weeds. Owners assist by mowing verges and managing excessive weeds on roadside banks. This maintains the tidiness of the grove and the integrity of the road surface.

- **Olive grove**

Most of the grove maintenance is done by contractors, notably the olive harvest which occurs in May/June. BR sells the fruit to the harvesting contractor which provides a major source of income for Beulah Ridge Ltd. Contracted work also includes pruning the trees, mulching the prunings, mowing lot 13 grass and weed spraying the rows underneath the trees. Coordination of the contractors is undertaken by owners. Around September each year owners fertilise the olive trees. This activity is coordinated by a resident.

- **Water supply**

Beulah Ridge manages a private water supply. The task of monitoring and maintaining the bore and filtration systems is shared among 3 residents. The bore filters are cleaned every 7 to 10 days to ensure the water complies with standards and is suitable for consumption. The pH levels are checked every 6 months and water is tested annually to ensure the safety of our water supply.

- **Rental Cottage**

The rental cottage on Lot 13 is another major source of revenue for BR. We currently have a long-term tenant who is keen to continue living here. We have a resident who manages the cottage and rental relationship.

- **Shared areas**

BR has a few shared grassed areas, as well as a bench, fire pit and seating at the picnic site. These are not part of the roadside mowing allocation. Sometimes individual owners take on the responsibility of this maintenance, but this type of work is also included as part of a working bee. There is also an area dedicated for green waste disposal.

Annual levies

After rental cottage and harvest income is established, a modest levy is calculated to ensure the annual budget is fully funded. The current **levy schedule** includes several tiers to reflect the different amounts of expense and effort incurred by owners in maintaining lot 13. Levies are set by lot owners at the AGM and apply to all properties at Beulah Ridge.

We hope this gives you an idea of the pleasure of living on Beulah Ridge and how the olive grove is managed. You have chosen a beautiful part of the country to live and we look forward to welcoming you. Please feel free to contact any of the current residents with questions, we'd be happy to help.