

DE TIJGER ESTATE

Home Owners Association

2019-2020 DTE 6th Trustee Feedback Report: 27 January 2020

Dear owners and other residents

The 6th meeting of the 2019-20 Board of Trustees of De Tijger Estate, and also the first meeting in 2020, was held on 27 January 2020. The main results of that meeting were the following:

1. Security

We had an extremely successful holiday season in security terms. Despite house breaking incidents around the estate, eg in Jacqueline Street next to the N1, we had no incidents in DTE during December and January, except for a potential scare about a suspect 'Ice cream van' that was reported to have followed children from Tygerberg High School to the estate. With the assistance of DW, the trustees succeeded in identifying the registration plate of the vehicle from our security camera footage. DW will in future be automatically alerted when the vehicle again enters the estate, and should then respond immediately.

District Watch statistics for December 2019

Activity	No of Incidents	Comments
Incidents	0	
Patrols	124	4 per day excluding additional calls
Bin scratchers removed	5	
Total call outs	4	Average = 0.129 per day
Average total visits per day	4.129	

District Watch statistics for January 2020

Activity	No of Incidents	Comments
Incidents	1	Ice cream van CA 169-748 followed children home from school. Vehicle loaded on DTE database for future reference.
Vagrants removed	0	Removed
Bin scratchers removed	0	Removed
Total call outs	4	Average = 0.129 per day
Patrols	124	4 per day excluding additional calls
Average total visits per day	4.129	

Please report any security-related incident that any resident feels needs to be addressed, as soon as possible directly to the **District Watch Control Room at 021-559-3024**.

2. Embankment

The next phase of the Trustees' embankment stabilisation and rehabilitation project will start again soon. So far the new vegetation have survived the dry season very well. Irrigation from the water tanks on the

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embankment will have to continue, though, until the rainy season starts again hopefully by the middle of April.

3. Play Park at 19 Dauphine

The nets and ropes of the Jungle Jim in the Play Park at 19 Dauphine Street have now been repaired again. One of the trustees, Steven Adams, donated a refuse bin which will soon be installed at the entrance to the play park. We are grateful for this donation, which means that additional funds are now available for other priority purposes. Users of the park should please use it and place all your refuse and even other refuse that might have been left in the park in the bin to keep that facility tidy and clean. Residents are again encouraged to report any misuse of the park immediately to DTS at (021) 914 0172.

4. New DTE website: www.detijgerestate.co.za.

Please check out the new DTE website at www.detijgerestate.co.za. The trustees tried to make it as simple and user-friendly but simultaneously as useful and informative as possible. Amongst other information on the site there are also links to a map of the estate as well as contact details of service providers in various fields recommended by De Tijger Estate residents and the opportunity to rate their services from your own experience. The site also loads fast on mobile devices, for your easy access on the go..

The trustees invite constructive proposals for improvements to the site in order to meet the needs of residents as fully as possible. Please use the contact email addresses on the home page for this purpose. We value your cooperation and contributions to improve the site further. Owners with tenants in DTE should please send this note about the new website also to them. It should make life easier for them.

5. Service Infrastructures

The decades-long water leak from the Telkom manhole in front of 80 Simone has hopefully finally been found by the municipality and stopped. The water leak in front of 70 Simone has also been stopped. The trustees are also still trying our best to get the municipality to fast track the repair of the few holes in the streets that still remain in a bad condition.

6. General property maintenance

Many owners have now reacted positively to the letters sent out in December to residents to upgrade their gardens, driveways, and houses. The few remaining culprits will be fined soon.

7. CSOS action against non-compliance with DTE Rules

Owners who are still in non-compliance with the estate's architectural rules and who ignore the fines levied on them, will also soon be reported to the Community Schemes Ombud in this regard.

8. Finances

The Trustees ensure consistently that HOA finances and cash flow levels stay within budget.

9. Next Trustee Meeting

The 7th meeting of the current Board of Trustees, will be held on Monday 24 February 2020.

Fanie Cloete

Chair: DTE Board of Trustees: 2019-2020

3 February 2020

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Managing Agents - DTST:

De Tijger Sectional Title Pty Ltd (DTST) is the Managing Agent for the estate from 1 September 2016. Their contact details are as follows:

Offices: Unit 1, Canal Edge IIIA, Fountain Drive, Tyger Waterfront, Carl Cronje Drive, Bellville, 7530

Postal Address: PO Box 3632, Tyger Valley, 7536.

(t) (021) 914 0172 / (f) (021) 914 0178

Access & General Inquires - reception@dtst.co.za

Maintenance Issues - maintenance@dtst.co.za / admin@dtst.co.za

Account & Levy Queries: Marli de Villiers - accounts1@dtst.co.za

Claims & Complaints - tammy@dtst.co.za

Clearance Certificates - lcc@dtst.co.za

General Concerns & Trustee Matters - johan@dtst.co.za

District Watch Security Control Room Tel no: 021-559-3024