

DE TIJGER ESTATE

Home Owners Association

Newsletter No 7/2019-20: February 2020

Dear owners and other residents

The 7th meeting of the 2019-20 Board of Trustees of De Tijger Estate was held on 24 February 2020. The main results of that meeting were the following:

1. Security

The Trustees co-opted Michael Theart as a trustee to assist Marius Kriel with the monitoring and improvement of security in DTE. The estate again did not experience any major incident during February. A few minor incidents occurred in Simone Street, as summarised below. The high speed reckless driving incidents by visitors to a property also in Simone Street, were both reported to law enforcement agencies. The registration numbers of the vehicles involved were identified via our LPR camera and video footage of our security cameras in the estate. The culprits can therefore expect official responses, including criminal charges. In terms of DTE rules, owners can also be held liable and even fined for the actions of their guests. All residents are therefore reminded to respect the safety of others and to keep to the current speed limit of **30 km/h** in the estate.

District Watch statistics for February 2020

Activity	No of Incidents	Comments
Incidents	3	
Vagrants removed	1	
Bin scratchers removed	5	
Suspicious vehicle	0	
Speeding vehicle	2	At 2h40 on 1 February. Reported to the traffic department. Another vehicle at 20h22 on 8 February. Also reported to traffic department
Intruder	1	Intruder entered property in Simone from the embankment at 19h45 and fled when noticed. We are investigating how he gained access from the embankment
Patrols	116	4 per day excluding additional calls
Total call outs	5	
Average total visits per day		Average = 4.17 per day

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**.

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2. New DTE website: etiquette and advertising space

The trustees have received an encouraging response from a number of residents for further improvements to the new DTE website at www.detijgerestate.co.za. The trustees also decided to add more potentially useful information soon to the site. This comprises all news letters like this one that updates owners and residents whose contact details we have about developments in the estate. It also includes more explicit guidelines for building renovations and other improvements to properties in the estate, as well as social media etiquette when using the informal general and security Whatsapp groups operating in the estate. Users of these communication platforms are encouraged to comply with these guidelines for good conduct. These user etiquette guidelines are also available at:

<https://www.webafrica.co.za/blog/general-knowledge/golden-rules-whatsapp-groups/>

and at

<https://www.privateproperty.co.za/advice/lifestyle/articles/golden-rules-for-whatsapp-communities/7199>

The trustees have also decided to experiment with providing space on the DTE website for residents living in the estate or owners of property in DTE, to market any service that they can provide to other DTE residents, to the rest of the estate. DTE Residents are therefore encouraged to send to info@detijgerestate.co.za, particulars of any such service they might want to advertise, to assess the feasibility of this project, including the need for or interest in such a service among DTE residents. More details of this experimental project of the trustees will follow in due course.

3. Embankment

The next phase of the Trustees' embankment stabilisation and rehabilitation project will start again soon. Residents will be notified when this project on the embankment resumes. In the meantime Whitey Mgcabase and his team will periodically continue with the maintenance and clean-up of the embankment.

4. Play Park at 19 Dauphine

Residents are encouraged to report any misuse of the park immediately to DTST at (021) 914 0172.

5. Service Infrastructures

The trustees' persistent follow-up of the outstanding repairs to road trenches in Dauphine Street finally bore fruit. Those trenches have now been repaired.

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6. General property maintenance

Follow-up reminders will again be sent soon to residents to keep maintaining the good conditions of their gardens, driveways, and houses.

7. CSOS action against non-compliance with DTE Rules

The trustees are proceeding with all cases of owners who are still in non-compliance with the estate's architectural rules and who have so far ignored the fines levied on them, through the Community Schemes Ombud system.

8. Finances

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

9. General State of Community Life in DTE

Community life in DTE seems to be still good and stable, with little evidence of large scale community conflict and disharmony. The trustees are grateful for this state of affairs. It is not easy to always please 142 diverse households with different needs, demands, preferences and prejudices that live so close together, and compromises have to be made frequently in order to prioritise the different potentially conflicting interests of owners and other residents. The trustees will continue to exercise their discretions for this purpose in terms of the DTE Constitution and Rules. We are open to any suggestion to further improve social relationships and environmental conditions of life in the estate. In order to provide more explicit guidance to residents for this purpose, a code of conduct for all HoA members will be proposed at the upcoming AGM which will hopefully be scheduled for May-June this year.

10. Next Trustee Meeting

The 8th meeting of the current Board of Trustees, will be held on Monday 23 March 2020.

Fanie Cloete

Chair: DTE Board of Trustees: 2019-2020

3 March 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 - jan@dtst.co.za

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