

DE TIJGER Estate

Home Owners Association

Newsletter No 2/2020-2021: November 2020

Dear owners and other residents

The year 2020 is nearing its end and many of us are looking forward at a relaxing festive season. For those that will be taking a holiday, we wish them a safe journey and that you will all come home safe and refreshed. For those that will be staying at home, we trust you will also enjoy some “time out” and catch up with outstanding matters and friendships. During this time we should also take some time to get to know our neighbours better. We are looking forward to an estate where we all can live in harmony.

Wear your mask and ensure sufficient distancing during this season.

1. Security

The month of November was a relative good month and there is very little to report. We saw some car breaks, and though it was a serious nuisance factor for the owners, not much was stolen. We urge owners to park their cars in an area that is well-lit. Also make sure that there are no items in the car that can tempt vagrants.

With the festive season upon us, we need to plan for the period when many residents will be away for holidays. Try to get somebody to look after your property, get lights that work on timers or solar lights that is activated when motion is detected. Plan now, before you go away. **A dark house with no movements is a giveaway that you are not home! Ask someone to remove your post, if you are away for a few days!**

District Watch statistics for November 2020

Activity	No of Incidents	Comments
Incidents	1	
Vagrants removed	1	
Bin scratchers removed	4	
2 November @ 5am		3 Break-ins into vehicles parked outside
Patrols	120	4 per day excluding additional calls
Total call outs	1	
Average total visits per day		Average = 4.033 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**. Michael Theart will manage coordinate all security related aspects within the estate.

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2. Trustee Meeting

The new trustees had their first meeting on 03 December 2020. Most of the meeting was dedicated to the new portfolios for respective trustees and the goals that needs to be set for the new year. Apart of the matters that are reported below, the financial statements and the remaining budget that is in place until the end of February 2021, were reviewed.

3. Entrance Monitoring

The proposal for a security office at the entrance is now moving into the formal application for implementation with the City of Cape Town. The required documentation is being compiled. The final consent lists were obtained from all residents and it was heart-warming to notice that these lists were signed off while noticing the enthusiasm with all involved.

We trust that the approval procedure will be seamless and that we can look forward to the implementation early in the new year.

The report can still be viewed on the DTE website: www.detijgerestate.co.za.

4. Embankment

Maintenance work was done on the embankment during the past month. The cutback of invasive trees and removal of unwanted growth was the main objective. Working on these very steep slopes is not an easy job and we would like to thank Whitey and his team for persistence in completing the target. The work is done once a quarter to ensure the disturbance and noise is limited to one week each time. There is still much to achieve.

The slope movement survey was done during the last week of November. No movement of any part of the embankment is envisaged, but the formal results will be known once the outcome of the survey is received.



5. DTE website: www.detijgerestate.co.za.

We would like to encourage residents to use the DTE website: www.detijgerestate.co.za. The intention is to add more potentially useful information to the site and provide documents and letters to update owners and residents on relevant details and about developments in the estate.

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The webpage also includes the “Rule Book” that provides guidelines for building renovations, other improvements and general rules of the state. The webpage also provide 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. Be careful not to make statements that you will regret later or can be insulting to others.

6. Service & Infrastructure

The trustees’ will continue to follow-up on outstanding repairs to roads and lights that are not working. Please report all problems. Relevant municipal contact numbers are available on the DTE website at www.detijgerestate.co.za

At present we have a few potholes that were reported. The repair of these potholes is taking longer than usual as the repair teams were restricted due to Covert 19 lock down. A street light repair team was in the estate during end November.

The flooding of the road in Simone st (near # 24) was again investigated by the municipality. Under supervision of the trustees, all the manholes were opened to confirm the pipeline diameter, that no blockage of the pipelines exist and to investigate the cause of the problem. The 90 degree bend at this position and the massive amount of water that originates in Madelein st is the main cause of this flooding during heavy rains. The municipality installed a new surface drain which will ensure that excess water will gush out here instead of lifting the driveways. Though this solution is not perfect, it should resolve the sand issue that remain on the road after every heavy rain storm.



7. Building Plans

A total of six building plans were approved the last two months. It is encouraging to see owners are improving their properties.

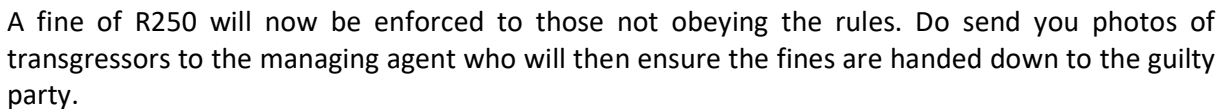
Action is ongoing against owners who are still in non-compliance with the estate’s architectural rules and who have so far ignored the fines levied on them, through the Community Schemes Ombud System.

8. Gardens

With summer time upon us, we again need to ensure that our gardens are in a good state to ensure that we collectively can enhance our estate of which we want to be proud of. Ensure that your garden is neat before departing on holidays. The HOA will continue to monitor all properties and enforce a penalty, especially to those who continuously neglect their gardens and general appearance of their property.

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Despite numerous requests, we still have some residents that ignore some of the HoA Rules. Sign boards have now been put up at various positions in the estate, urging dog owners to clean up after their dogs and reminding them that dogs must be on a leash at all times.



DTE Board of Trustees: 2020/21
04 December 2020

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

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

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Contact Details of 2020-2021 De Tijger Estate Board of Trustees

Name	Photo	Portfolio	Address	e-mail address	Phone Number
Ilza Green		Community relations WhatsApp administration	80 Simone st	ilzak@rocketmail.com	082 578 0275
Stan Hilliar		Webpage updates & maintenance	19 Simone st	stanhilliar@gmail.com	082 334 8636
Roelof Loots		Chairman Signatory Embankment Budget & Finance Building Plans	40 Chantell st	rloots2@gmail.com	071 987 6376
Julian Matthews		Gardens, Parks & Aesthetics	17 Dauphine st	julesmatt35@gmail.com	082 902 5675 021 930 6009
Colette McLeod		Signatory Accounts & payments Infrastructure	1 Dominique st	MrsMac101@gmail.com	081 784 4500
Michael Theart (co-opted)		Security & Entrance Monitor	22 Chantell st	miketheart@gmail.com	082 375 3296