

DE TIJGER ESTATE

Home Owners Association

Newsletter No 10/2019-2020: July 2020

Dear owners and other residents

With the COVID-19 lockdown still in place, the trustees postponed their regular monthly meetings following the last meeting on 24 February 2020. The routine activities related to the management of the estate however still proceeded and, fortunately, no urgent management issues have since cropped up.

The trustees held their first virtual meeting on 28 July 2020.

1. Security

We unfortunately experienced a number of security related incidents in July. The most significant threat was the crowbar burglary reported below. We remind all homeowners and their tenants to be extremely vigilant. Where possible, please leave your outside lights on at night. Secure your property as much as possible, and do not leave the front door open. Remove all items from your garden that could attract interest.

District Watch statistics for July 2020

Activity	No of Incidents	Comments
Incidents	4	
1 July 12 July 21 July @8h37 29 July @ 19h50		Child's bicycle stolen at 5 Dauphine street Theft of tools at building site at 1 Chantell close Two opportunists knocking on doors at the lower numbers of Simone street, observing who is home. Residents responded to a youngsters call and the opportunists where gone when District Watch arrived a few minutes later. Crowbar burglary at 5 Dominique. Only laptop was stolen, as the neighbours made alarm.
Vagrants removed	0	
Bin scratches removed	3	
Total call outs	4	Average = 0.13 per day
Patrols	124	4.13 per day excluding additional calls
Average total visits per day	4	

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

In the last month, the trustees have approved the installation of additional security related measures including the following:

- The palisade fence at the park has been extended with razor wire after it was reported by homeowners in Dauphine street that fence is a weak point and that individuals regularly climb over the fence either to enter or exit the Estate. While we appreciate that the razor wire is an eye-sore, the hedges that have been planted in the play park will conceal the razor wire over time. In the trustees' view, the risk to our homeowners and tenants outweighs the temporary eye-sore that the razor wire presents.
- A palisade extension has been placed on top of the wall at the Madeleine street gate. Razor flat wrap will be placed on top of the gate.
- The fixing bolts at the Claire street gate has been welded to ensure that the bolts cannot be removed.

2. Embankment

The landscape contractor is in the process of completing the third phase of the embankment stabilisation and rehabilitation project. All slopes are now mostly planted with trees and ground covers that will help to stabilise the soil. Retaining walls and run-off weirs have been completed in the past.

Maintenance was performed on the embankment. Whitey Mgcabase and his team have cut out Port Jackson's and trimmed other trees. A similar operation will be done in the latter part of the year. There are still dead trees and invasive plants that needs to be removed.

3. Play Park at 19 Dauphine

The emergency gate at the play park was opened on 13 July 2020 when the tree at the Estate's entrance was blown over and blocked the road. The landscapers will level and repair the lawn caused to the play park by motor vehicles using the emergency gate exit. Additional grassing will be done in problematic areas.

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

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

We would like to encourage residents to use new DTE website at www.detijgerestate.co.za. We will use the site as the primary platform to upload useful information regarding the Estate and to communicate with its residents.

The website will contain 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>

5. Service & Infrastructure

The trustees' have followed up on outstanding repairs to roads and lights that are not working.

We would also like to convey our thanks to those residents and trustees that helped to cut and remove the tree that was blown over at the Estate entrance on 13 July. It again proved we can resolve problems if we stand together.

6. General property maintenance

Follow-up reminders will again be sent soon to residents regarding the up-keep of their gardens, driveways, and homes.

A special request will be sent to residents where plants have overgrown pavements. The roots of these plants can damage underground pipes and cables. Many trees and bushes are so overgrown that passing cars can be scratched. Blocking of view at corners and other places will also need to be attended to. If plants are not cut back in the given time, contractors will be appointed to do the work. Invoices will be served on relevant residents.

7. CSOS action against non-compliance with DTE Rules

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The trustees have instituted proceedings against owners who refuse to comply with the estate's architectural rules and who have so far ignored requests to remedy the situation. We encourage all homeowners to comply with the rules of the Estate.

8. 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, especially during the national lockdown period. 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.

9. Next Trustee Meeting

The next meeting of the current Board of Trustees, will be held on Monday 24 August 2020.

Subject to the Covid 19 regulations, the trustees intend to schedule the estate's AGM for October 2020. This meeting, which is normally held in the month of May, had to be postponed as a result of the lockdown restrictions. Homeowners will be informed of the date of the AGM in the ordinary course within the timeframes stipulated by our Constitution.

10. Departure of Prof Fanie Cloete

Prof Cloete recently informed the trustees of his decision to step down as the chair of the trustee body. Prof Cloete has however agreed to continue serving as a trustee (in a supporting capacity) until a new Board is elected following the AGM.

Prof Cloete has diligently and selflessly served the estate as a trustee and the chair of the board of trustees for a number of years. On behalf of the trustees and the estate we thank him for all the time and effort he devoted to the estate and we wish him well with all of his future endeavours.

The Board elected Mr Steven Adams as the interim Chair until the 2020 AGM when a new Board and Chairperson will be elected.

DTE Board of Trustees: 2019-2020
5 August 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

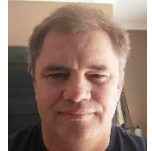
General Concerns & Trustee Matters - jan@dtst.co.za

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

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

Steven Adams		Chair, Legal compliance & security	14 Dauphine	steven.adams789@gmail.com	084 670 4648
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