

DE TIJGER ESTATE

Home Owners Association

Newsletter No 11/2019-2021: August 2020

Dear owners and other residents

The COVID-19 lockdown was moved to level 2 and we have experienced more movement in general with less restrictions. Partly due to the cold and the welcome rain that we had, most other activities have been few and we had a quiet month in the estate with nominal things to report.

The Trustees held a virtual meeting on 24 August 2020. The main outcome of this virtual meeting can be summarised:

1. Security

We unfortunately experienced several security related incidents in July. The biggest threat was the crowbar burglary as reported below. We remind all homeowners and their tenants to be extremely vigilant. Where possible, please leave as much outside lights on at night. Especially important: Switch all outside lights off during the day and do not leave these lights on when you are away. Ask someone to remove your post if you are away for a few days! Secure your property as much as possible, and do not leave the front door or garage doors open. Remove all items from the front garden that could attract interest.

District Watch statistics for August 2020

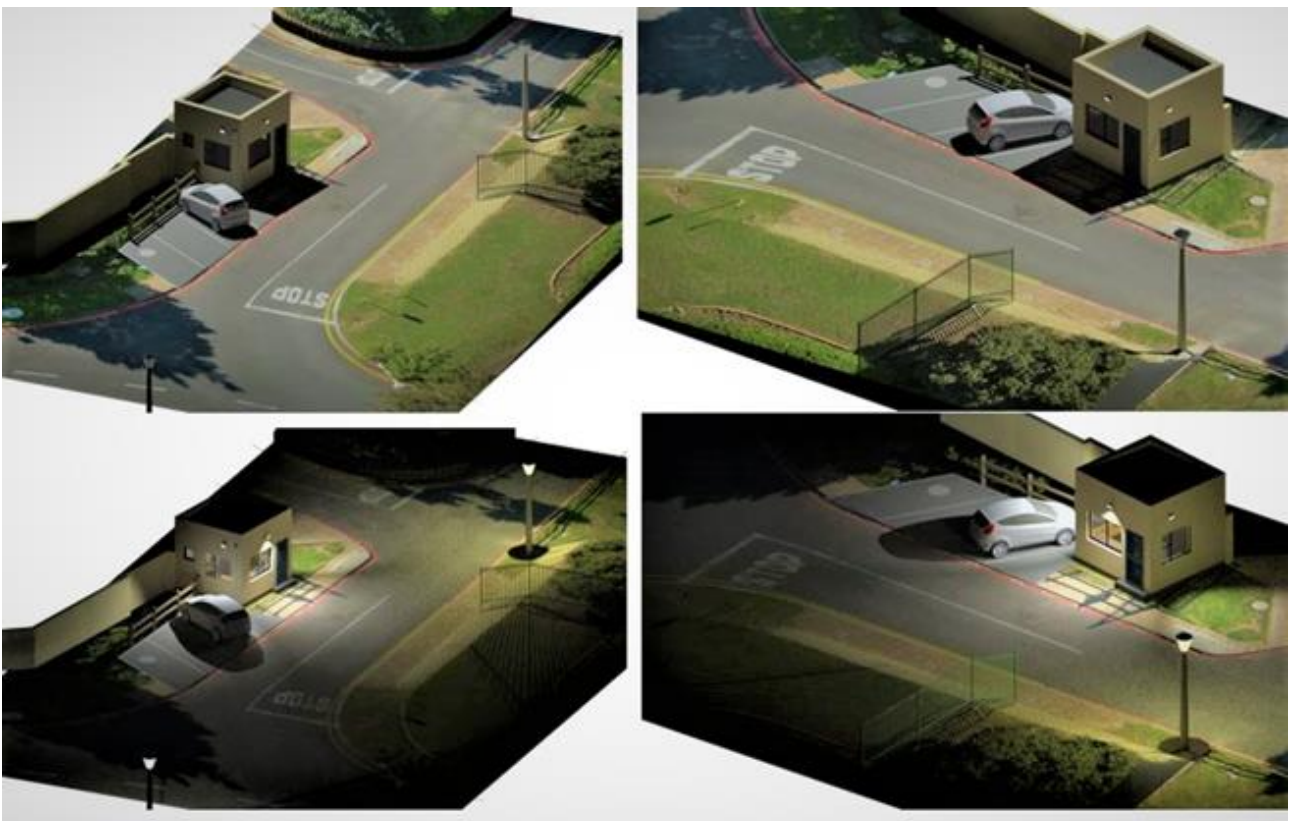
Activity	No of Incidents	Comments
Incidents	3	
4 August @13h40	1	Burglar from Jaqueline street jumped embankment fence. Gone before District Watch arrived.
14 August @12h55	1	Vehicle selling compost on 14 August @ 12h55
23 August @ 3h00	1	Handbag, purse and sunglasses stolen from vehicle in Simone street. Purse and sunglasses found and returned to owner.
Vagrants removed	3	
Bin scratches removed	2	
Total call outs	5	Average = 0.16 per day
Patrols	124	4 per day excluding additional calls
Average total visits per day	4.16	

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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**.

The proposal for a security office at the entrance was scrutinised by the trustees and it was decided that the proposal should be made available to the owners/residents of the estate. This will provide information to all that can be reviewed in their own time, rather than a short presentation during the AGM. Owners/Residents are requested to provide comment and send all queries to Roelof Loots rlroots2@gmail.com. All comments can be used to improve the proposal and clear all questions that may arise from the proposal. The document provides a budget for the next 5 years in which it sets out the progressive implementation to ensure the project can be done within the normal monthly levies (plus inflation). Cash that have been accumulated in the reserve fund can also be used to partly subsidise the project – or used for the capital requirements. The report can also be viewed on the DTE website: www.detijgerestate.co.za.



Proposed security office at entrance to monitor all movement

2. Embankment

The landscape work on the embankment was completed and concludes the work as was scheduled over three phases. All slopes are now mostly planted with trees and ground covers that

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will help to stabilise the soil. A separate report will be sent out to give more detail on the work that was done. The report can also be viewed on the DTE website: www.detijgerestate.co.za.

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

We would like to encourage residents to use new DTE website at www.detijgerestate.co.za. The intention is to add more potentially useful information to the site. This will comprise of letters to update owners and residents on relevant details and 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>

4. Service & Infrastructure

The trustees' follow-up on outstanding repairs to roads and lights that are not working. Please report all problems.

At present we have a few potholes that were reported. These normally take longer to get the required attention from the municipality, especially in the winter months.

5. 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.

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.

6. CSOS action against non-compliance with DTE Rules

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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.

7. Next Trustee Meeting

The next meeting of the current Board of Trustees, will be held on Monday 28 September 2020.

Subject to Cover 19 regulations, it is planned to have the AGM during October 2020. This meeting, which is normally held in the month of May, had to be postponed. Sufficient notice will be given once it is confirmed that Covert 19 regulations can be complied with.

DTE Board of Trustees: 2019/20
3 September 2020

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

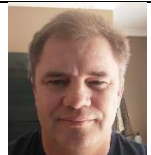
General Concerns & Trustee Matters - jan@dtst.co.za

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

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Contact Details of 2019-2020 De Tijger Estate Board of Trustees

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