

DE TIJGER ESTATE

Home Owners Association

Newsletter No 1/2020-2021: October 2020

Dear owners and other residents

The year 2020 is nearing its end. For some, this will be a year that they want to forget, for others it will be the year of changes. Irrespective in which category you have ended up, the future will be different. Let us look forward to better circumstances as we near the festive period and the end of the year. The main thing is that we should ensure that life in our estate is a pleasant stay. A place we love to call home. A place where we are proud of and others compliment us on a nice environment. Please keep up your garden and all areas in the estate is in a neat condition. If each of us just do the area in front of our house, then it will be easy to have an estate that we can be proud of.

1. Security

The month of October was a good month and there is very little to report. Early November saw some car breaks, but that will be included in the statistics for November. With the festive season approaching 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 October 2020

Activity	No of Incidents	Comments
Incidents	0	
Vagrants removed	1	
Bin scratchers removed	3	
Patrols	124	4 per day excluding additional calls
Total call outs	3	
Average total visits per day		Average = 4.1 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**. Marius Kriel will continue to manage all security related aspects within the estate.

2. Annual General Meeting (AGM)

The AGM was held on 09 November 2020. All the items as per the agenda were discussed. The minutes of meeting will be available shortly, but in summary a few items can be highlighted: The financial statements of the previous year was submitted and discussed. The financial status of

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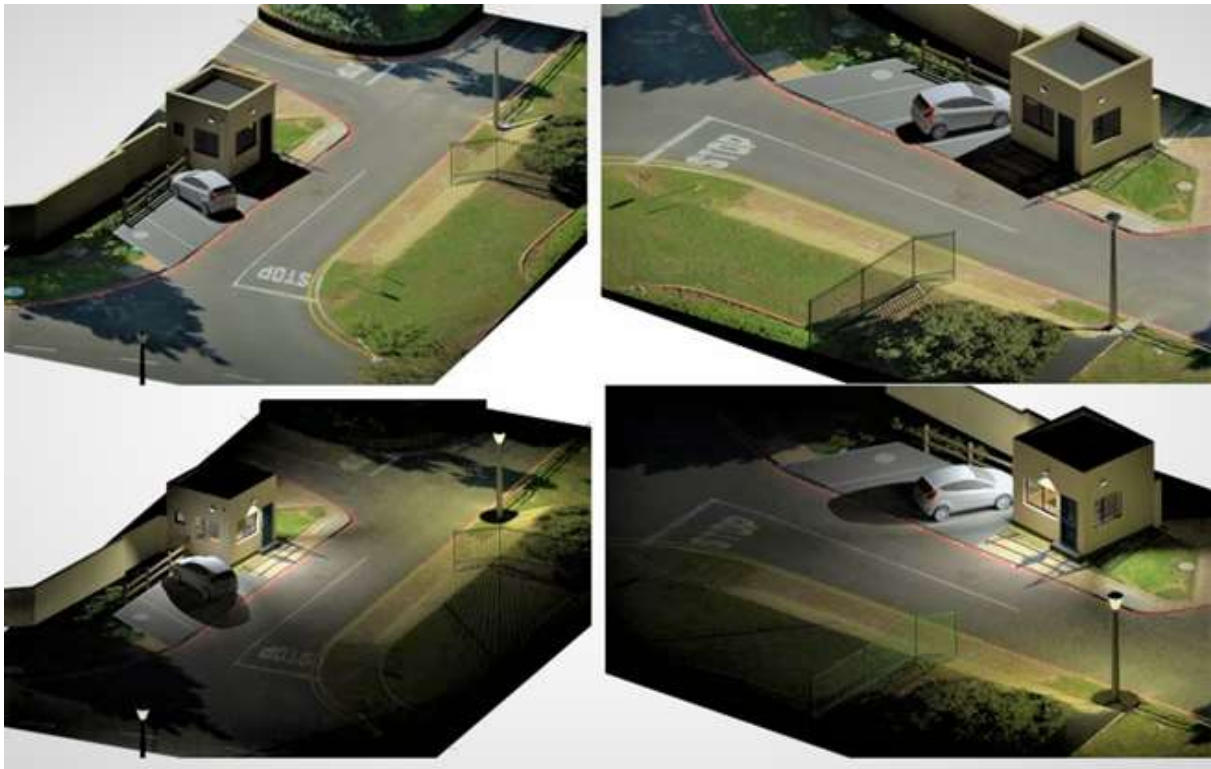
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the estate is sound, with funds available in the reserve fund. The budget for the year was discussed together with a 5 year projection of fees and expenditure as envisaged. Annual fees will be escalated at 6% to make provision for inflation. It was projected how the proposed entrance security will be funded. All the fees that have been used for the embankment over the past 3 years will now be used to fund the entrance monitoring that will be developed progressively.

New trustees were elected. See the names and details at the end of this newsletter. More details will be provided after the first meeting when portfolios will be clarified and new targets for the new year defined.

3. Entrance Monitoring

The proposal for a security office at the entrance was discussed and explained to all during the AGM. It was emphasised that in the past few years, the focus was to ensure the estate is securely fenced in and that CCTV cameras were installed at strategic positions. The next phase now, is to implement the entrance control and to have a room where the CCTV's can be monitored and instant reaction can be taken when problems are identified. Free roaming of vagrants will now be eliminated. The proposal was accepted by 97% of those attending the meeting. The proposal will now move forward by seeking municipal approval, before the implementation will begin, which should hopefully be early in 2021. The report can be viewed on the DTE website: www.detijgerestate.co.za.



Proposed security office at entrance to monitor all movement

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4. Embankment

The landscape work on the embankment was completed in June, and concludes the work as was scheduled over three phases. All slopes are now mostly planted with trees and ground covers that will help to stabilise the soil. A separate report was sent out during September to give more detail on the work that was done. The grass in the play park received special attention and is spreading well, thanks to the good rains that we received.

At the end of November, the slope movement survey will be done to confirm if any movement was detected during the last 3 years.

Our quarterly embankment maintenance will start shortly. This involves the removal of invasive plants, weeding and general maintenance of the area.

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.

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.

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.

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 will evaluate the problem and propose solutions.

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.

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8. HoA Rules

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.



A fine of R250 will now be enforced to those not obeying the rules. Do send you photos of transgressors to the managing agent who will then ensure the fines are handed down to the guilty party.

A new CCTV camera was also installed at the play park. This will make it easier to identify those who still do not clean up after their dogs. Those who have vandalised the kiddie's equipment at the play park in the past, will in future easily be identified.

9. First Trustee Meeting

The first trustee meeting for the new trustees is scheduled for 03 December 2020. Trustees will be nominated to manage the respective portfolios and targets for the new year will be discussed, apart from the normal items on the agenda. Subject to tasks to be completed, trustees can co-opt additional members willing to help or expertise as may be required during the new year.

DTE Board of Trustees: 2020/21
16 November 2020

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Managing Agents - DTST:

De Tijger Sectional Title Pty Ltd (DTST) is the Managing Agent for the estate. 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 (Portfolios to be confirmed after first trustee meeting)

Name	Photo	Portfolio	Address	e-mail address	Phone Number
Ilza Green			Simone St	ilza@rocketmail.com	082 578 0275
Stan Hilliar			Simone st	stan_hilliar@mweb.co.za	082 334 8036
Marius Kriel			13 Chantell	jm.kriel@vodamail.co.za	082 578 2832
Roelof Loots		Chairman	40 Chantell	rlouts2@gmail.com	071 987 6376
Julian Matthews			17 Dauphine	Julesmatt35@gmail.com	082 902 5675 021 930 6009
Colette McLeod			1 Dominique	MrsMac101@gmail.com	081 784 4500