

DE TIJGER Estate

Home Owners Association

Newsletter No 7: August 2021

Dear owners and residents

Though we can still expect some more rain, at least the sun is coming up a little bit earlier – so we can say spring is approaching!! Cape Town is beautiful and green and we can all appreciate our stay in the Western Cape. We also hope that the third Covid wave will soon drop to lower levels. Even if the infection levels are dropping, we still need to adhere to social distancing as this is the right thing to do. Keeping our self safe seems to be the best way of avoiding Covid. Respect others and ensure that you are not the reason why Covid is spreading to others.

1. Security

The months of July and August (to date) was a relative quiet period and we are thankful that there is very little to report. There was break in at 16 Dauphine street on 17 July 2021, but DW was not directly involved with this incident and therefore does not reflect directly in their report below. Report any suspicious activities. Below are the statistics for July:

DE TIJGER ESTATE Home Owners Association		
De Tijger Estate Security Report: JULY 2021		
<u>District Watch statistics from 01/07/2021 to 31/07/2021</u>		
Activity	No of Incidents	Comments
Incidents	0	
Vagrants removed	3	Suspicious person sitting on the lawn at 61 Simone. Also 2 further vagrants removed from the estate.
Bin scratchers removed	0	Bin scratches are still a regular occurrence in the Estate. Please continue to report them to DW
Patrols for July - 31 days	124	4 per day, excluding additional calls
Total additional call outs	4	Phone in to District Watch
Total visits for July 2021	128	Average = 4,1 patrols per day - for 31 days in July

Break in at 16 Dauphine Street on Saturday 17 July, and a few small items were stolen. The case was not taken any further.

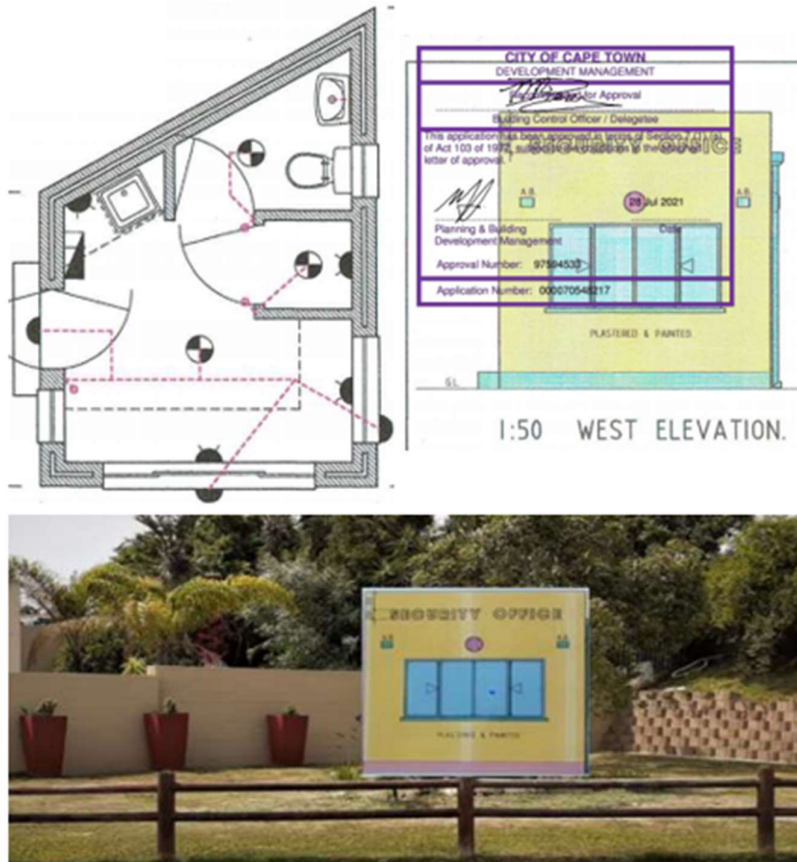
Please report any security-related incident to **District Watch Control Room at 021-559-3024**. Early reporting is important to ensure DW can respond soonest. We therefore request residents to phone DW soonest and then confirm on the Security Group that the incident was reported. This will ensure that all is aware of the action taken. Our coordinator for all security related aspects within the estate

DE TIJGER Estate

Home Owners Association

is **Michael Theart 082 375 3296**.

Security Office. The plans for the security office were approved by the municipality. Request for pricing was sent to a few builders, together with a pre-qualification list. It is envisaged that most of the work can be completed by the end of this year and that the office can be operational in the new year. A short presentation will be given during the annual general meeting (AGM). Operational procedures and guidelines will be drawn up in the future and circulated to all.



2. Trustee Meeting

The trustees had their fifth meeting for this year on 23 August 2021. Apart of the matters that are reported on below, the financial statements, until the end of July 2021, were reviewed.

The date for this years' AGM must still be determined. The AGM is normally held at the end of May/early June. Due to the present Covid wave, it was decided to postpone the meeting until it is safe to meet. A new decision will be taken in early September, and we hope it can be arranged for early / middle October 2021. As per the constitution, at least 21 days' notice will however be sent to all owners.

3. Speed Bumps

Speeding within the estate is still a problem. Trustees have appointed Theo Ehlers to take up the matter with the CoCT. Consultation is ongoing, but it was stated by CoCT that it can only be

DE TIJGER Estate

Home Owners Association

considered in the 2022/23 financial year for budget purposes. The requirements and the system regarding this matter will be monitored and continuous consultation with the municipality will be ongoing.

4. 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.

Residents are also encouraged to provide comments on how to improve the webpage.

The webpage also includes the “Rule Book” that provides guidelines for building renovations, other improvements and general rules of the state.

5. Service & Infrastructure

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

The repair of potholes is done on a job card system where the oldest potholes therefore normally get fixed first. We therefore need to patient as potholes get fixed one-by-one. We are thankful that no water leaks have been reported for quite a while.

6. Building Plans

One building plan (minor works) were approved during the past 2 months. There is a steady submission of plans and it shows that residents are improving their properties, which leads to an increase of value to our properties and ensuring that the estate becomes more exclusive.

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 Scheme’s Ombud System.

Be aware that all building works must be approved by the trustees before submission to the municipality. See details in the “Rule Book”.

Building works on the last open erf (74 Simone street) has started.

7. Gardens

Inspection of properties is done on a monthly basis. We are proud of those that do make an effort to improve the looks of their properties. But, we sadly also need to report that there are a few properties where the residents are continuously reminded that they need to improve the condition of their properties. The winning garden for this month is:

DE TIJGER Estate

Home Owners Association



Let us work on those gardens that are not doing our estate proud. Talk to your neighbour and encourage them to take pride in where we live.

8. HoA Rules

Despite numerous requests, we still have some residents that ignore some of the HoA Rules. Sign boards have 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 be enforced to those not obeying the rules. Do send photos of transgressors to the managing agent who will then ensure the fines are handed down to the guilty party.

There has been more reports regarding noisy neighbours and barking dogs. With increasing complaints, we as an estate, need to become more aware and respect our neighbours regarding these matters. The CoCT do have a webpage where these matters can be reported for action by law enforcement officers.

DTE Board of Trustees: 2020/21
August 2021

DE TIJGER Estate

Home Owners Association

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

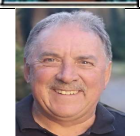
Claims & Complaints - info@dtst.co.za

Clearance Certificates - lcc@dtst.co.za

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

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

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	rlouts2@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		Security & Entrance Monitor	22 Chantell st	miketheart@gmail.com	082 375 3296
Theo Ehlers		Security Office & municipality co-ordinator	90 Simone st	theo.ehlers24@gmail.com	072 811 9817