

DE TIJGER Estate

Home Owners Association

Newsletter No 5/2020-2021: April 2021

Dear owners and residents

It is never too late to wish all our residents a happy Easter and Ramadan season. May we all live in harmony with each other and respect all that is staying within the estate. Let us try to collectively be part of the solution and not part of the problem. Do not do onto others that you do not want others to do to you.

On Easter Sunday we had a good turnout of youngsters to come and paint Easter eggs. There was a lot of fun with the children also going off to the playpark to hunt for hidden eggs. Thanks to Ilza Green for organising the fun event. We are planning some more fun events in the future – all to be within Covid guidelines. What about a good event for Braai day in September???



1. Security

The months of March/April, was a relative quiet period and there is very little to report. The main event was the attempted break in at 27 Simone Street. Some details are still unclear regarding this attempt. We all however need to remain vigilant and ensure that the front security gate is of good quality. It is still unclear why these gangs select/target certain properties. Be careful when using subcontractors for any work at your house. We yet need to prove anything, but some “inside jobs” are suspected in past burglaries. Report any suspicious activities and do not tempt people by leaving items in the front garden or in your parked car that can be stolen.

District Watch statistics for March 2021

Activity	No of Incidents	Comments
Incidents	0	No break-ins reported
Vagrants removed	1	It was reported that 1 vagrant was removed from the estate during a regular complex check
Bin scratchers removed	0	Bin scratches are still a regular occurrence in the Estate. District Watch did not receive any call outs this month.
Patrols for March 31 days	124	4 per day, excluding additional calls
Total additional call outs	0	No call outs received.
Total visits for March 2021	124	Average = 4 patrols per day - for 31 days in March

DE TIJGER Estate

Home Owners Association

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 is **Michael Theart 082 375 3296**.

Agreement was reached with the owner at the Madelein street gate to extend his electrical fence on to our property wall. This fence is also incorporated into his alarm system and should give us early warning if there is any tampering with this fence.



2. Trustee Meeting

The trustees had their third meeting for this year on 19 April 2021. Apart of the matters that are reported on below, the financial statements, until the end of March 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 a possible 3rd Covid wave, school holidays and the availability of the audited financial statements, it is envisaged to have the AGM in the middle of July. As per the constitution, at least 21 days' notice will however be sent to all owners.

3. Embankment

Maintenance on the embankment was done by a professional contractor during March. The main focus was to remove a major bushy area on the east embankment. Invasive plants in this area was also removed. This year we have also used herbicides to spray on invasive plants to see if we get better results. In the past it seemed that we removed the same young plants that started to grow again the next season.

Work on the embankment is always limited to one week to ensure the chainsaw noise is limited to a short duration to close-by residents.

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Home Owners Association

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

The webpage was upgraded and is now available with updated documents and in a format that can easily be viewed on a PC or mobile phone.

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.

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. 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.

The blocked sewer lines in Simone Street have been fixed.

Overhanging branches in Simone street, at the entrance, were trimmed back.

6. Building Plans

One building plan were approved during the past month. 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. We have recently received an outcome in the estate’s favour regarding one of the matters that was brought in front of the Ombudsman.

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

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. We have therefore decided that we are going to nominate a garden monthly that we are proud of. Not only will we look at the best gardens, but those gardens that showed the best improvement will also be nominated. **The winner for the month of April is shown below:**

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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
April 2021

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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 - 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

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	rlroots2@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