

DE TIJGER Estate

Home Owners Association

Newsletter No 6/2020-2021: June 2021

Dear owners and residents

We have been enjoying the pleasant weather for June, but we are also very pleased for the rains that have been falling recently. The third Covid wave is here, and we call on all residents 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. Let us accept that we are all exposed to Covid. Very few people could identify exactly where they were infected. There is no stigma to this virus and therefore we would like to extend our hand to all of those that have fallen ill or in to difficult times.

1. Security

The months of May and June was a relative quiet period and there is very little to report. We had a vagrant during the month of May who tried to escape over the fence at Clair Close. Due to the vigilant and coordinated action by residents and District Watch, the vagrant was soon arrested and formally charged. Report any suspicious activities.

District Watch statistics from 01/05/2021 to 31/05/2021

Activity	No of Incidents	Comments
Incidents	0	.
Vagrants removed	3	3 vagrants removed. Begging
Bin scratchers removed	3	Bin scratches are still a regular occurrence in the Estate. Please continue to report them to DW
Patrols for May 31 days	124	4 per day, excluding additional calls
Total additional call outs	3	Phone in to District Watch
Total visits for May 2021	127	Average = 4,1 patrols per day - for 31 days in May

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**.

2. Trustee Meeting

The trustees had their fourth meeting for this year on 21 June 2021. Apart of the matters that are reported on below, the financial statements, until the end of May 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 and school holidays, it was decided to postpone the

DE TIJGER Estate

Home Owners Association

meeting until it is safe to meet. A new decision will be taken towards the end of July. As per the constitution, at least 21 days' notice will however be sent to all owners.

3. Speed Bumps

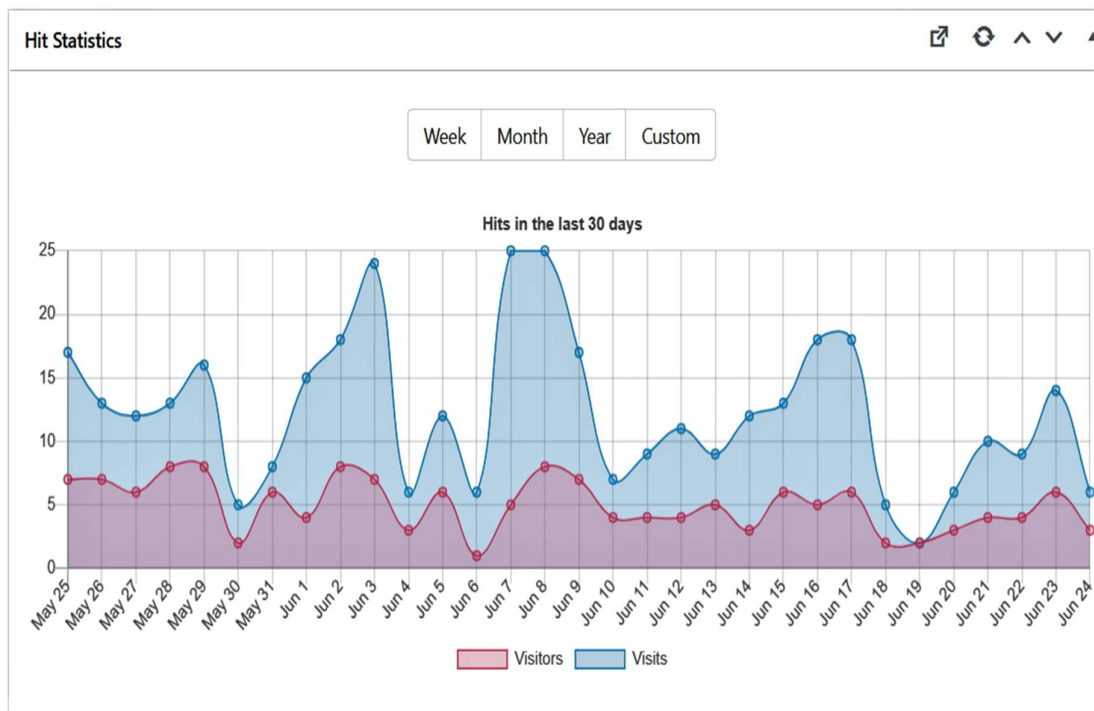
Speeding within the estate is still a problem. Speeding and the driving under the influence, resulted in a late night accident in Chantell Crescent. It is fortunate that no serious injury was reported, but 3 cars were damaged resulting in high repair costs to the parties involved.

A new call for the introduction of speed bumps within the estate was received and will be taken up with the municipality.

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.

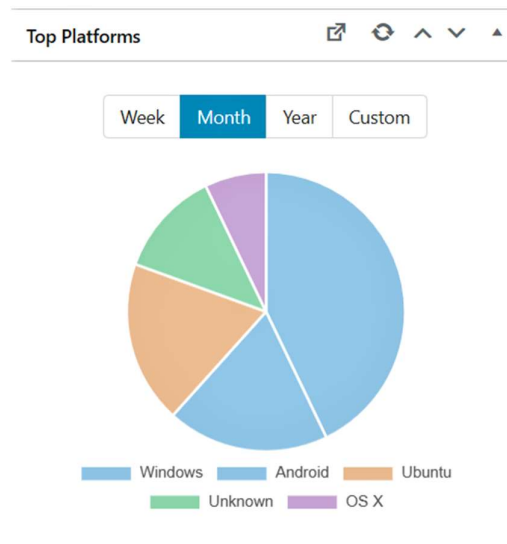
Webpage statistics below, shows that the website visits are quite active. The "Visits" graph refers to the number of pages that was viewed by visitors.



The interesting part is the number of hits that was done by Android type (19%) of devices vs 43% by means of Windows devices. This follows the trend where more people are nowadays using their mobile phones to browse the internet.

DE TIJGER Estate

Home Owners Association



We therefore 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 be patient as potholes get fixed one-by-one.

6. Building Plans

One building plan was 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 adjudication order 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”.

DE TIJGER Estate

Home Owners Association

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:



This month we decided to also include the garden that showed the best improvement during the past month. This is to encourage others to do the same. The winner for the month of June is shown below:



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
June 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