

DE TIJGER Estate

Home Owners Association

Newsletter No 3/2020-2021: January 2021

Dear owners and residents

We trust that this new year will be a better year than the previous year. We trust that the Covid infection rate will come down drastically as we all adhere to social distancing and the wearing of masks. For those that were fortunate to have been away for the holiday season, or just taken a good break, we hope that all are refreshed and ready to take up the new challenges of the new year. Though vaccinations will become available during the year, we still do not know how the year will play out and how restrictions on certain activities will be applied. We therefore need to remain flexible and see how we can best have a “normal” life within the estate.

The main goal should be to live in harmony with each other and respect all that is staying in 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. We have had a few complaints regarding noise and we have taken the necessary steps. Do note that the CoCT law-enforcement is taking drastic steps against those transgressing the noise by-law. We will apply this against those who regularly do not respect their neighbours.

1. Security

The month of December, and up to the middle of January, was a relative quiet period and there is very little to report. We all however need to remain vigilant and monitor all that is happening in the estate. Report any suspicious activities and do not tempt people by leaving items in the front garden that can be stolen.

District Watch statistics for December 2020

Activity	No of Incidents	Comments
Incidents	0	
Vagrants removed	2	
Bin scratchers removed	1	
Break-ins.		No break-ins reported
Patrols	120	4 per day excluding additional calls
Total call outs	2	
Average total visits per day		Average = 3.93 per day @ 31 days.

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**. Michael Theart is our coordinator for all security related aspects within the estate.

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2. Trustee Meeting

The trustees had their first meeting for the new year on 19 January 2021. Due to Covid, a virtual meeting was scheduled. Apart of the matters that are reported below, the financial statements and the remaining budget that is in place until the end of February 2021, were reviewed.

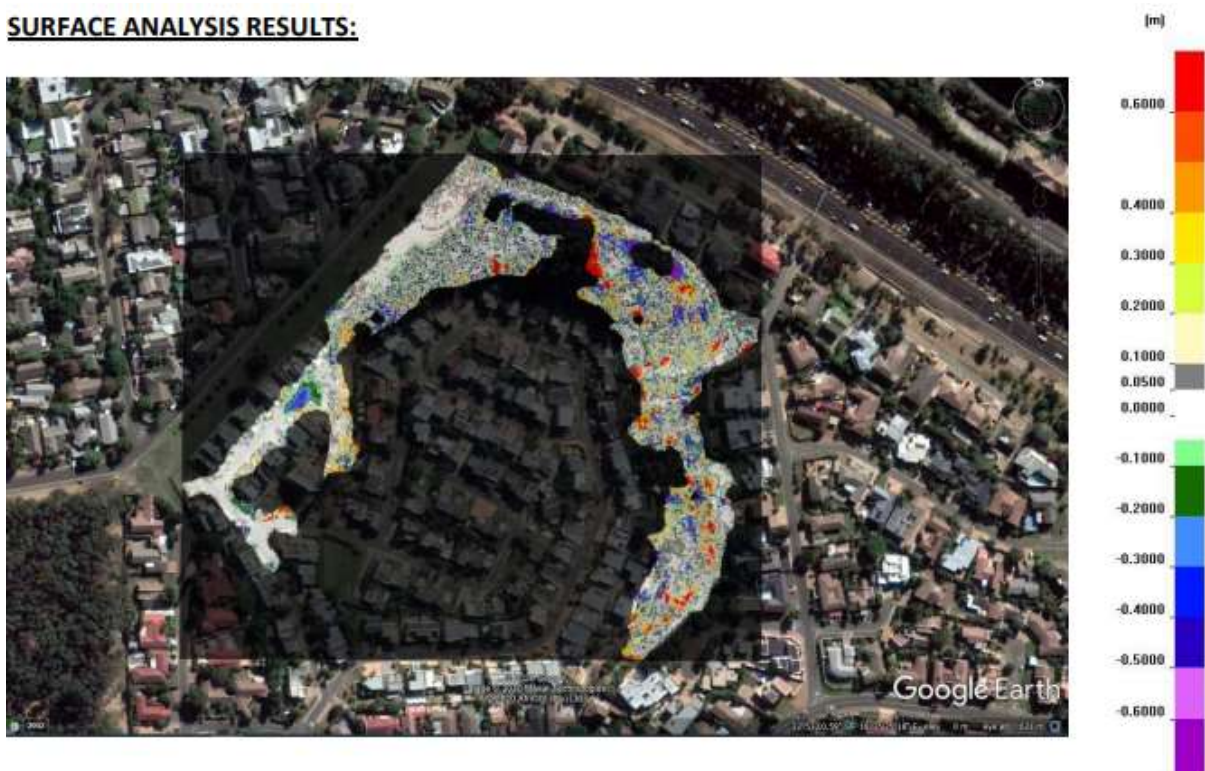
3. Entrance Monitoring

The proposal for a security office at the entrance was submitted to the relevant authorities at the CoCT. The approval must be scrutinised by various departments and is subject to a lot of red tape. The process will however be monitored.

4. Embankment

The slope movement survey was done during the last week of November. The report was submitted during December. Very little movement was detected. There is therefore no reason for concern regarding movement of the embankment slopes. The complete report will be published on the website in due course.

SURFACE ANALYSIS RESULTS:



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.

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

The webpage is at present being upgraded and will soon be available with updated documents and in a format that can easily be viewed on a PC or cell phone.

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 quite a few potholes that were reported but with no repairs to date. We are constantly following up the matter to ensure the work gets done soonest. Street light repair team was in the estate during November/December.

Blocked sewer lines have been reported in Simone Street. The municipality is monitoring the situation and emptying the blocked lines. Residents are requested to ensure they do not empty illegal substance or solid items into the sewer line. This will result in permanent/regular overflow of sewers which is not a situation that we want.

7. Building Plans

One building plan for a swimming pool was approved the past month.

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.

8. Gardens

Summer time we normally have less problems from weeds – but this still require attention. Please ensure that our gardens and lawns are in a good state so we collectively can enhance our estate of which we want to be proud of. The HOA will continue to monitor all properties and enforce a penalty, especially to those who continuously neglect their gardens, driveways and general appearance of their property.

9. 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.

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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

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	rloots2@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