

DE TIJGER Estate

Home Owners Association

Newsletter No 4/2020-2021: February 2021

Dear owners and residents

We have noticed that life seem to be relatively normal at present, with most attending to their daily activities. It is good to see that most people do wear their face mask and that social distancing is applied. It is also noticeable that more people are doing exercises and walking in the estate. The end of summer is in the air and the pleasant climate of autumn is on its way. We trust that the rest of the year will bring better times for all. This includes a pleasant stay within the estate.

Our 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.

Speeding in the estate and not stopping at stop signs, is still a major problem.

1. Security

The months of January/February, 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 February 2021

Activity	No of Incidents	Comments
Incidents	0	No break-ins reported
Vagrants removed	1	It was reported: 10 to 15 youths walking around in the estate with uncertain intent.
Bin scratchers removed	4	Bin scratches in Simone removed, x3 reports received. Another 2 bin scratchers in Chantell st requested to leave area.
Patrols for February 28 days	112	4 per day excluding additional calls
Total additional call outs	5	Phone in to District Watch
Total visits for February	117	Average = 4,18 patrols per day for 28 days in Feb

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**.

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2. Trustee Meeting

The trustees had their second meeting for the new year on 22 February 2021. Apart of the matters that are reported on below, the financial statements and the remaining budget that is in place until the end of February 2021, were reviewed. The new budget for the 2021/22 was approved and will formally be tabled during the AGM – date still to be confirmed - normally held towards the end of the second quarter.

3. Embankment

The last embankment maintenance work, within the 2020/21 budget, was done in the last week of February 2021. Work is done in batches throughout the year and restricted to one week at a time to ensure that there is nominal noise and disturbances to residents.

In March a bigger team will be employed to remove invasive plants and do general maintenance, before winter sets in.

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.

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 mobile phone.

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 big pothole in Chantell crescent was fixed during the past month.

The street light at the entrance, that was damaged when the big tree was blown over during last winter, was replaced.

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.

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6. Building Plans

Three building plans were approved during the past month. This includes plans for the last open erf in the estate. 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".

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 February is shown below:**



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.

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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 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.

9. Don't feed doves or guinea fowl

Residents are requested to refrain from feeding doves and guinea fowl as it soon leads to a nuisance factor to all. The photo below confirms the problem in the estate. These birds leads to soiling of houses and damage to gardens. Guinea fowl cause serious damage to gardens which we are all trying to beautify.



DTE Board of Trustees: 2020/21
02 March 2021

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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	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