

DE TIJGER Estate

Home Owners Association

Newsletter No 8: December 2021

Dear owners and residents

We are in the last month of the year and would like to wish all our residents a blessed festive season. We trust that you will have a good time with family and friends. For those that are fortunate to take some holiday, we urge you to drive safely and enjoy the break. The 4th wave of Covid is here and we ask all 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 past few months was a relatively quiet period and we are thankful that there is very little to report. For those going away for the holiday period, we would like to request that you make relevant arrangements with neighbours or friends to look after your property. If possible use timers to switch on lights inside your house, while outdoor lights with motion sensors are recommended. Below are the statistics for November:

District Watch statistics from 01/11/2021 to 30/11/2021

Activity	No of Incidents	Comments
Incidents	0	No incidents reported in November
Vagrants removed	0	No Vagrants removed out of 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 Nov - 30 days	120	4 per day, excluding additional calls.
Total additional call outs	0	Phone in to District Watch.
Total visits for Nov 2021	120	Average = 4 patrols per day - for 30 days in Nov

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 are aware of the action taken. Our coordinator for all security related aspects within the estate is **Michael Theart 082 375 3296**.

Security Office. Construction of the security office has started and the progress is very impressive. Most of the work will be completed before closure for the end of December 2021. Final finishing will be in the new year, with the fitment of equipment and completion of the operational plan. Our thanks to Mike Theart and Theo Ehlers for driving the project and getting things done.

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2. AGM Meeting

The AGM meeting was held on 03 November 2021. The matters as per agenda were attended to:

- Approval of budget
- Approval of audit report
- Review of security office progress
- Update of “Rule Book”
- Election of new trustees

3. 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 estate.

4. 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

Quite a few repairs to the roads have been done – this includes extensive work that was done in upper Dauphine street where extensive subsidence and cracking of the road was experienced. The electrical kiosk in Simone street was also attended to after water damage was reported.

5. Building Plans

No new building plans (minor works) were submitted in the reporting period.

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”.

We are also glad to see quite a few owners that have painted their houses and done some other improvements to their properties.

6. 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

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properties where the residents are continuously reminded that they need to improve the condition of their properties. The winning garden for this month is 62 Simone street – well deserved:



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

7. HoA Rules

Minor updates were accepted during the AGM and relates to the following areas:

- Submission of plans to be in electronic format as required by municipality. The application form is now included in Annexure D (can be down loaded from estate website).
- Definition of boundary walls were presented with more clear description of the requirements – especially regarding front and back yard fencing.
- Feeding of doves, crows and guinea fowl is now officially not permitted and could relate to a fine.
- Those expanding their gardens on the embankment, need to formally apply for approval and an agreement. Problems exist when change of ownership is applicable and the new owner does not want to take over the responsibility – existing owner then needs to reinstate the area in order not to burden the HOA with upkeep and maintenance.
- Continuous noise exceeding the municipal by-law levels could be subject to a fine. This relates to music, generators and grinders, but not limited to.

DTE Board of Trustees: 2021/22

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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 - 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
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	rlots2@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